move.

council records

17d thames street
welbourn

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.

~~45~~mm 35mm

BUILDING FILE

Code No. 579 / 17 D

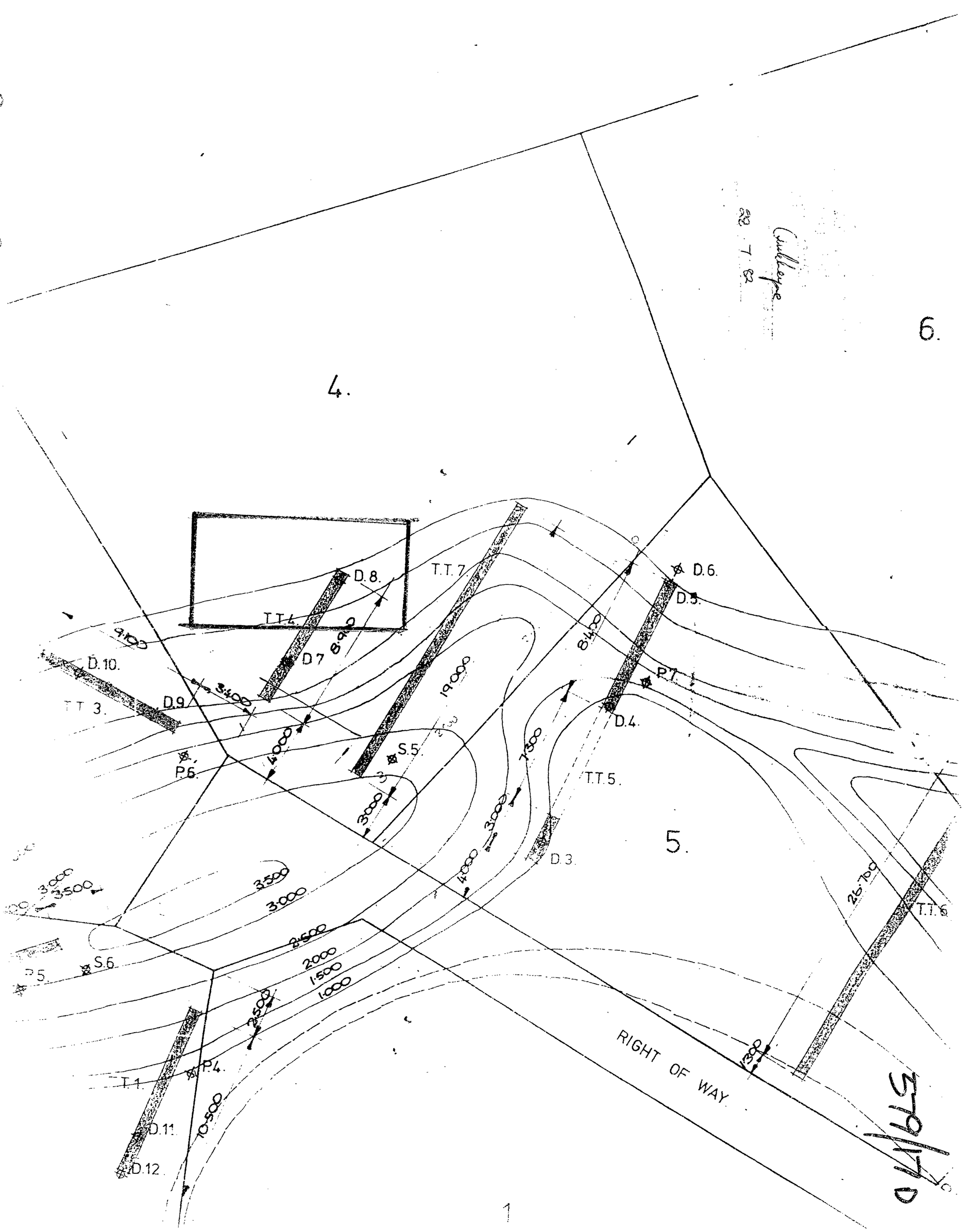
Subject DWG.

Permit No 8983.

Date 28/7/82.

No. Sheets 2

Document Set ID: 1002901
Version: 1, Version Date: 20/07/2010


4.
6.
5.
D.8.
T.T.7
T.T.4
D.6.
D.5.
D.10.
D.7
8.400
8.400
T.T. 3.
D.9
3.400
19.000
P.T.1
D.4.
P.6.
4.000
S.5.
7.300
T.T.5.
3.000
3.000
3.000
D.3.
3.000
3.500
3.500
3.000
26.700
T.T.6
8.500
S.6
2.000
1.500
1.000
2.500
P.4.
T.1.
10.500
D.11.
D.12.
RIGHT OF WAY
1300
Sub/Div

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
25. 9. 84

579/17D

right of way

4.5m

1.37m

5.4m

7.5m

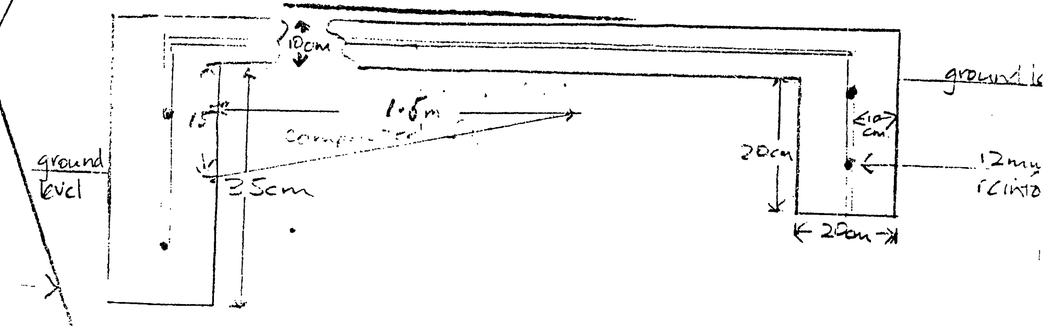
5.4m

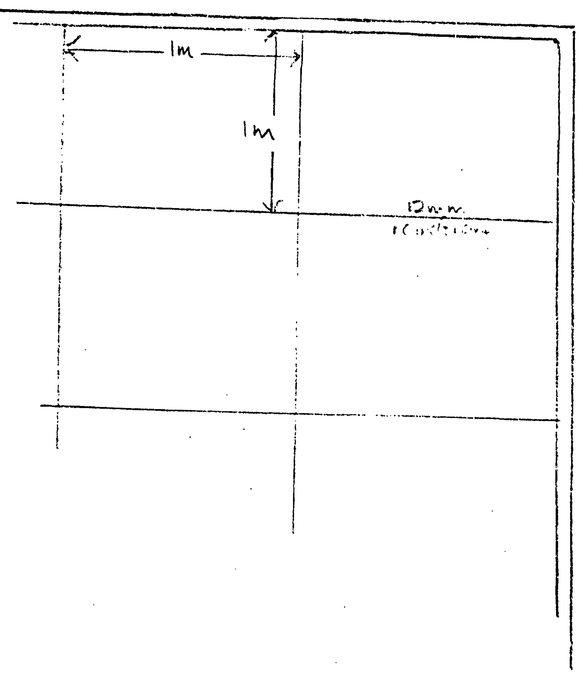
proposed garage site

3.65cm

existing path. 1.05

existing house





HJ & DA Green,
17d Thames St,
New Plymouth

Base for Skylnie garage w.o. kit up.

Readymix concrete
12mm rod reinforcing

16mm 35

BUILDING FILE

Code No. 579 / 17D

Subject WOOD STOVE

No. Sheets 9

Permit No 28482

Date 18-5-87

NEW PLYMOUTH CITY COUNCIL

577/17D

FOR OFFICE USE: File No. 5 63

Receipt No. 68449 Check Sheet No. 29554

Date of Receipt 22 5 87 Sewer Sheet No.

Zone.

ADDRESS OF PROPERTY 17d THAMES ST, NEW PLYMOUTH

LEGAL DESCRIPTION OF LAND: LOT 4 D.P 12320 14 MAY 1987

NAME OF OWNER OF LAND HJ & DA GREEN ADDRESS A/A

NAME OF OWNER OF BUILDING A/A ADDRESS

NAME OF PRINCIPAL CONSULTANT ADDRESS

NAME OF OCCUPIER A/A ADDRESS

NAME OF BUILDER DEREK WELLTO ADDRESS 41 Young St.

PROPOSED USE OF BUILDING SMALL FREE STANDING FLAT

For Permission To ADD ABOVE EXISTING GARAGE

DESCRIPTION OF PROPOSED WORK:

New building	☐	Conversion	☐
Addition	☑	Demolition	☐
Alteration	☑		
Hoardings			

Mths

Total Value of Building Excluding G.S.T. $ 1400.00

Sanitary Plumbing and Drainage (Labour only) (Excluding G.S.T.) $

Value of Building for Permit $

Documents: attached as part of this application which are applicable:

- Drawings - Two sets (See notes on back of sheet) ☐
- Specifications - Two copies
- Form No. 2 - Structural Design Features Summary Part A and Part B ☐
- Form No. 3 - Fire and Egress Feature Summary
- Building Project Authority ☐
- Estimated starting date
- Estimated completion date
- New floor area

FOR OFFICE USE
Corrected Value

NAME OF APPLICANT HJ & DA Green

Address 17d Thames St, NP

Signature

Acting in capacity Owner Telephone No. 80246

(e.g. owner, builder, principal consultant)

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

579/17D

APPLICATION FOR SERVICES: PLUMBING & DRAINAGE

To the City Engineer Phone No. 80246

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

House No. 17d Street THAMES ST NP Lot No. 4 D.P. 12320

OWNER H.J. & D.A. GREEN Area of site 1166 m^2

ADDRESS 17d Thames St NP Signature of Applicant

Proposed Use Heating existing house Signature of Owner

VEHICULAR CROSSING

Proposed ..... M Position When required.

WATER CONNECTION

Size of Existing Connection 19 mm

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary Depth of sewer req'd

Common Drain Yes/No

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings is..... metres
**below/above the ground level of the point where the sewer connection is required.*
N.B.
**Strike out whichever is inapplicable.*

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer R.P. HANNON Address C/o PLUMB WELL LTD

Reg. No. 03504

Value of Proposed Work, Labour Only. (Excluding G.S.T.) Plumbing 400.00

Drainage —

Water Supply Materials 20 mm COPPER P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed TO SUPPLY & FIT A WATER BOOSTER

Stormwater Disposal (specify) TO A SOAKPIT P.100 FILE

FOR OFFICE USE (FEES EXCLUDING G.S.T.)

File No. 5 62 Rec. No. 68419 Check Sht. No. 29554 FEES Sewer

14 MAY 1987 Water

Date Zone Sewer Sht. No. P & D

Veh. Crg.

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

539/129

5

62

NEW PLYMOUTH CITY COUNCIL

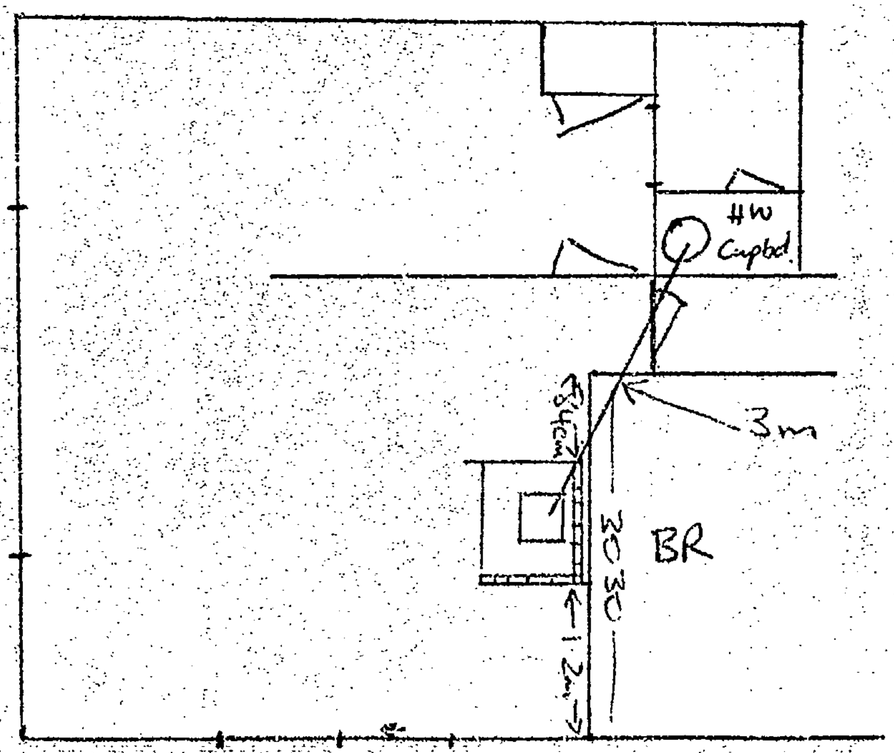
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

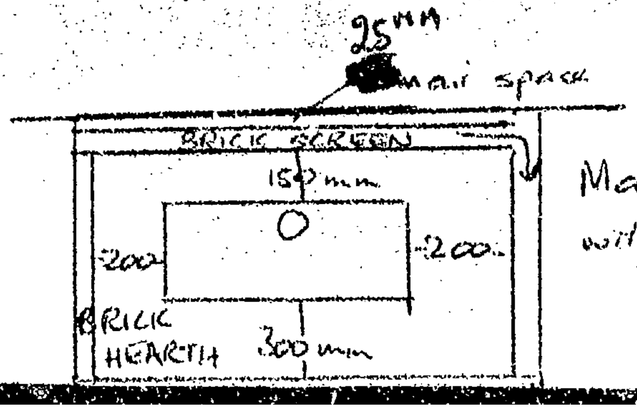
14 MAY 1987

	DATE
TOWN PLANNING	
PUBLIC HEALTH	15/5/87
BUILDING	15.5.87
ENGINEER	

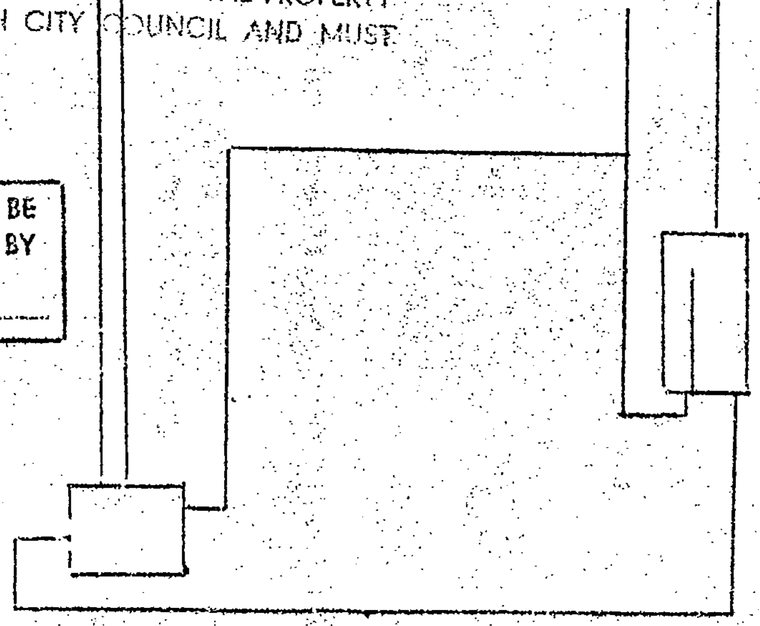
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

VETTING TO BE COMPLETED BY 21/5





Magnum P100
with water booster
fine shield fitted.



Proposed installation of Magnum P 100 fire with water booster for
Mr & Mrs HJ & D A Green,
17d Thames St, NP.

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

MAGNUM P-100

SPECIFICATIONS

579/17D
5 62

14 MAY 1987

MAGNUM's unique Cast Iron Firebox design incorporating state of the art technology is your assurance of superior long term efficiency and reliability which only Cast Iron can give.
Consider and compare these features:

- CAST IRON FIREBOX
- FIVE YEAR GUARANTEE
- PREHEATED PRIMARY AIR
- OVERNIGHT BURNING
- SECONDARY COMBUSTION CHAMBER
- LIFT OFF GRILL TOP
- LARGE CERAMIC GLASS DOOR
- LARGE FIREBOX
- CAST IRON COOKING TOP
- REMOVABLE BAFFLES
- HOT PAINT COLOUR SYSTEM

MAGNUM Stoves have been designed specifically for Australasian conditions by CASTWORKS, a team of specialists committed to the Woodheating Industry with a record proven by time.

HEARTH

Your Magnum Stove must stand on a solid noncombustable Hearth extending a minimum of:
500 mm from the front of the Stove
200 mm from the each side of the Stove
150 mm from the rear of the Stove

TECHNICAL SPECIFICATIONS

FLUE DIAMETER	150 mm
FLUE LENGTH	3.6 M (Min)
WEIGHT	100 kgs
HEAT OUTPUT	10.5 kW
FIREBOX	Cast Iron
WARRANTY	5 years (refer Warranty Card)

The Magnum P100 is available in Charcoal, Black or Brown.

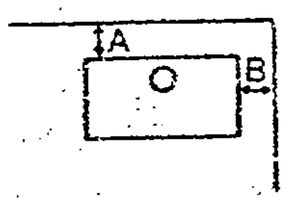
INSTALLATION

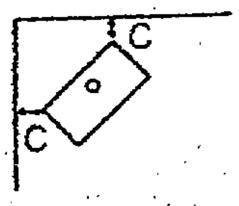
As Building and Safety requirements for Wood Burning Stove Installations vary check with your local Building Inspector before commencing installation as a permit may be required.
Detailed instructions are supplied with your stove.
Further information is available from your dealer.

MINIMUM WALL CLEARANCE

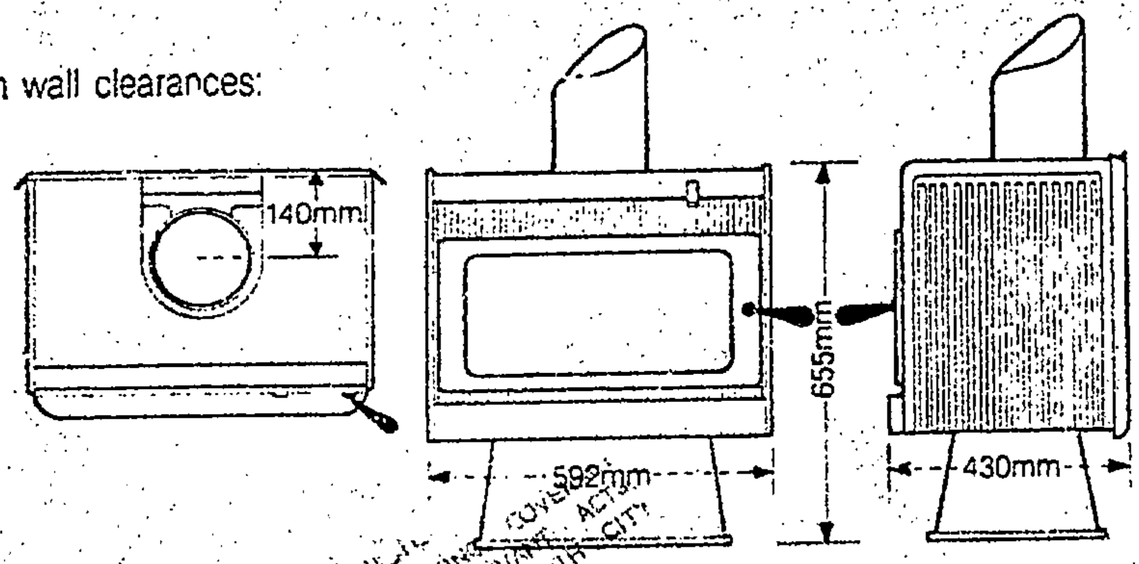
MAGNUM P100 has been tested to NZS7401 and AS2918/1987
Compliance with these Standards requires the following minimum wall clearances:

	A	B	C
Combustible Wall with Flue Shield	150	700	600
Combustible Wall without Flue Shield	400	700	600
Non Combustible Wall	150	400	250





NOTE Testing to AS2918/1987 and Heat Outputs verified by AMDEL LABORATORIES.



NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

DATE

TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. E 028482

NEW PLYMOUTH CITY COUNCIL

No. bD29554

Inspector: M

File No. 5/62/87

Receipt No. 65947

Date Permit Issued 22/5/87

OWNER

Name H J + D A GREEN

Mailing Address 17D THAMES ST

NEW PLYMOUTH

L 80246

BUILDER

Name PLUMB WELL LTD

Mailing Address 41 YOUNG ST

NEW PLYMOUTH

579/17D

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 15 ARGYLE

Street Name

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot 4 D.P. 12320

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

WOODSTOVE — DWELLING

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

TOTAL

Building	1400 00
Plumbing	
Drainage	
GST	140 00
TOTAL	1540 00

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 BUILDING – include demolitions
- ☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

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

Receipt No.

Date of Payment 22/5/87

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
	Completion (No one Home)

(CONTINUED OVER)

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

File No. 5 62

Project: WOODSTOVE — Check Sheet No. 29554

Owner: H J & D A GREEN — Sewer Sheet No. _____ Plotted: _____

Address: 12D THAMES ST — Zone: _____

Lot No. 4 D.P. 12320 Sec. No. _____ Area of Site: _____

MEETING TO BE COMPLETED BY 21/5

579/170

TOWN PLANNING

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard

(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Passing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

Approved _____

Not Approved _____

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

S E R V I C E S

A : SEWER CONNECTION

Existing Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Required Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Location _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Depth _

Special Requirement _ _ _ _ _ _ _ _ _ _ _ _ _

Common Drain _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fee $_ _ _ _ _ _

STORMWATER CONNECTION

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fee $_ _ _ _ _ _

FEE $:

B : WATER CONNECTION

Existing Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Distance from L/Boundary _ _ _ _ _ _ _ _ _ _

Distance: Main to Boundary _ _ _ _ _ _ _ _ _

Boundary to Load _ _ _ _ _ _ _ _

Required Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Meter _

Height above Datum _ _ _ _ _ _

FEE $:

C : PLUMBING

No. Fittings 3 W.Cs _ _ _ 2 Baths _ _ _ 1 Basins _ _ 2 Sinks _ _ _ 2 Showers _ _ _ 2 Tubs _ _ _ Others _ _ _

Total Values _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Supply Pipe Sizes _ _ _ _ _ _ _ _ _ _ _ _ _ _

Backflow Prev. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Other Fittings _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Estimated Value _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _ _ _ _ _ _ _

DRAINAGE

Existing _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ Required _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fittings Required _ _ _ _ _ _ _ _ _ _ _ _ _ _

Common Drain _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Septic Tank _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Stormwater _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Estimated Value _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Drainage Fee _ _ _ _ _ _ _ _

Total Estimated Value P. & D. $ 400 : 00

FEE $ 200 : 00

D : VEHICULAR CROSSINGS

Type of Footpath _ _ _ _ _ _ _ _ _ _ _ Condition _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Kerb & Channel _ _ _ _ _ _ _ _ _ _ _ _ _ Inst. No _ _ _ _ _ _ _

Existing Crossing _ _ _ _ _ _ _ _ _ _ _

New Crossing _ _ _ _ _ _ _ _ _ _ _ _ _ Position _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Strengthen Path Sq.Yds. _ _ _ _ _ _ _ Level at Boundary _ _ _ _ _ _ _ _ _ _ _ _ _

STREET WORKS FEE $:

DEPOSIT DAMAGE FEE $:

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _ _

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____ 579/17D

Remarks: _____

Approved 15/5/87

Not Approved _____

F: DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

FEES:		
Bldg.	$1600.00	17.00
Water Bldg.		
B.R.L.		
TOTAL		$ 17.00

Approved 15.5.87

Building Inspector _____

Not Approved _____

Specification: _____

Structural Engineer _____

VETTING FEE COMPLETED 15.5.87

Approved _____

Not Approved _____

Fire Service _____

Recommended _____

Not Recommended _____

PERMIT NO. 28482

Approved _____

APPROVING ENGINEER

Not Approved 15/5/87

Document Set ID: 1002900
Version: 1, Version Date: 20/07/2010

16 mm

BUILDING FILE

Code No. 579 / 17D

Subject DWG.,
Garage Foundation.

Permit No 8983,
10957.

Date 28/7/82,
25/9/84.

No. Sheets 23

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO: 8983

579/17D

To the County Engineer,
P.O. Box 56
NEW PLYMOUTH.

Sir,

I hereby apply for permission to erect a private residence

at (House No. and Street) Lot 4 Thames St for (Owner) J+D Green

of (Address) 64 Mill Rd New Plymouth according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No: 4 D.P. No: 12320 Pt Section No: 63

Block No: _____ Survey District: Grey Area: 1166

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used or occupied:

private residence

Area of Ground Floor 83 m²

Estimated value of completed building $ 40372 (For assessment of Building Research Levy)

Less value of Plumbing and Drainage $ 3000

Balance $ 37372 (For assessment of Building Permit Fee)

Yours faithfully,

ALM

Keith Hay Homes Ltd
BUILDER

Address: RD3
New Plymouth

Date: 2/8/82

Phone No: 70210

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, seperate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued

FOR OFFICE USE

Date Received _____

Fee paid (a) Building Permit $ 110.00
(b) Building Research Levy $ 41.00
(c) Water Conn. $ _____
(d) Sewer Conn. $ _____
(e) Kerb Crossing $ _____
Val. Roll 1611-35pt

Receipt No: 7554A

Check	Remarks	Initials
Ordinances	✓	Cmb 29/7/82.
P. & D. Regs	5214 J. Pipe ✓	
Building Regs		
Fire Code		
Structural Content		
Water Connection	10	
Kerb & Footpath Crossing	6Cle	
Regn. Cert (Bldgs over $20,000)	n/a	

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

KEITH HAY HOMES

Keith Hay Homes Limited
"Building fine homes for New Zealanders everywhere"

New Plymouth Branch
Private Bag, New Plymouth (Devon Road, Bell Block).
Phone 70-210

Bankers: The National Bank of New Zealand Ltd.

579/170

8 June 1982

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

Attention: Athol Cheyne

Dear Sir,

Re: House for J & B Green, Thames Street

We attach plans and specifications for this job. Unfortunately this section contains fill and we attach a report on the section provided by A.J. Cowley (who sold the section) and a site plan showing the house in relation to the fill. Mr Green is going to excavate a level building site which will eliminate the fill off the bulk of the building site. We propose to dig down through the fill as required and place Anchor type piles.

For your information the engineers drawing was prepared by Mr Ian Davenport of Lawrenson Robinson & Jim Boon.

We trust that this meets with your approval.

Yours faithfully,
KEITH HAY HOMES LIMITED

AKM

A. Knewstubb,
Branch Manager.

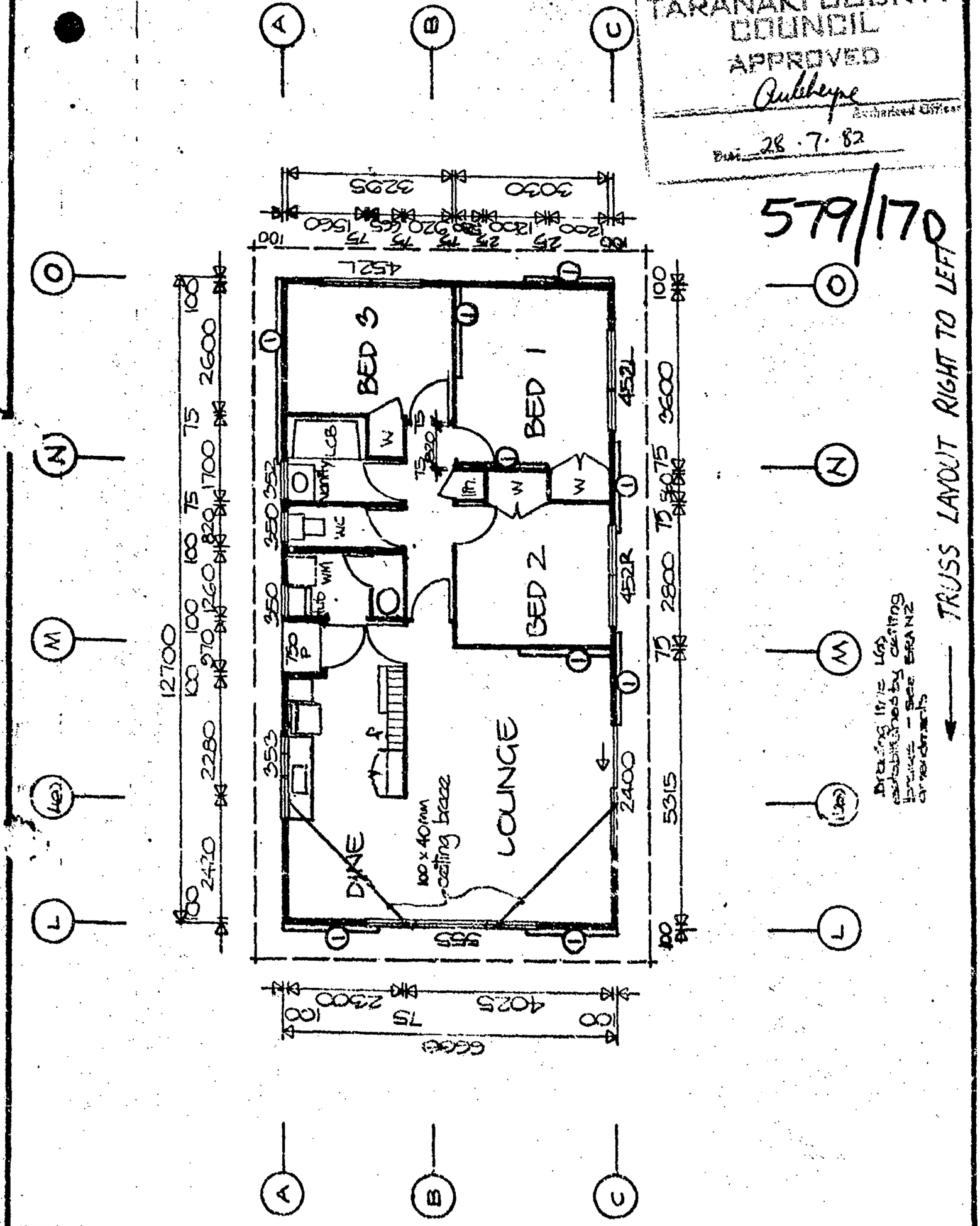
Encl

AK:SVDB

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date 28 · 7 · 82

579/170



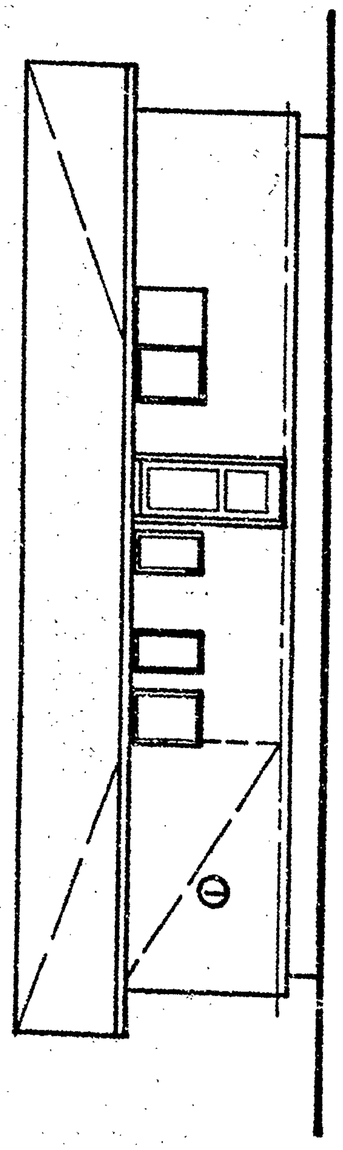
Signed: p.p. CONTRACTOR ..... Signed: EMPLOYER .....

SCALE 1:	AREA: 83.82 m²	DRAWN:	NAME M/ + M/s Green
KEITH HAY HOMES LIMITED	COPYRIGHT 1980 DESIGNED TO N.Z.S. 3604	DATE:	PLAN REF. 20141

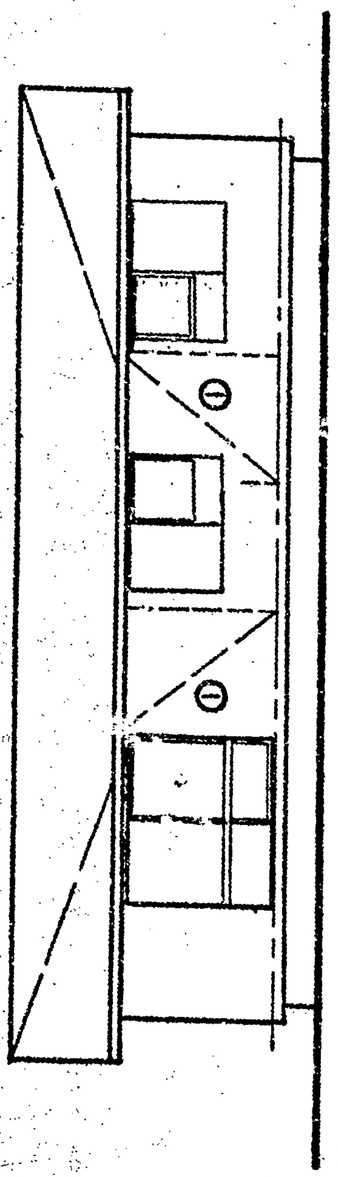
Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date

579/17 D



REAR ELEVATION



FRONT ELEVATION

20° Pitch roof
600mm soffits

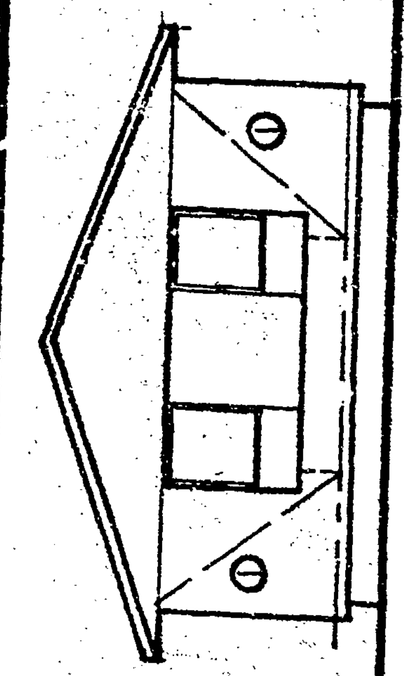
Signed: p.p. CONTRACTOR ..... Signed: EMPLOYER .....

SCALE 1:	AREA: m²	DRAWN:	NAME: MR + MRS GREEN
KEITH HA OMES LIMITED	COPYRIGHT 1988 DESIGNED TO N.Z.S. 3604	DATE:	PLAN REF. 20

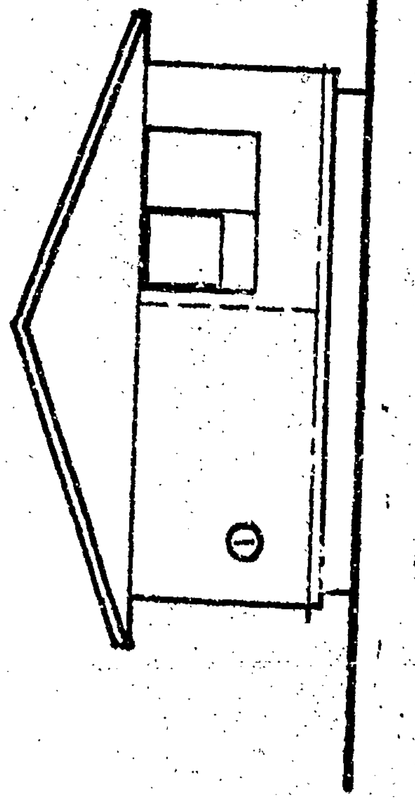
Document Set ID: 1820589
Version: 1, Version Date: 25/07/2019

TARANAKI COUNTY COUNCIL
APPROVED
Aubreyne
Authorised Officer

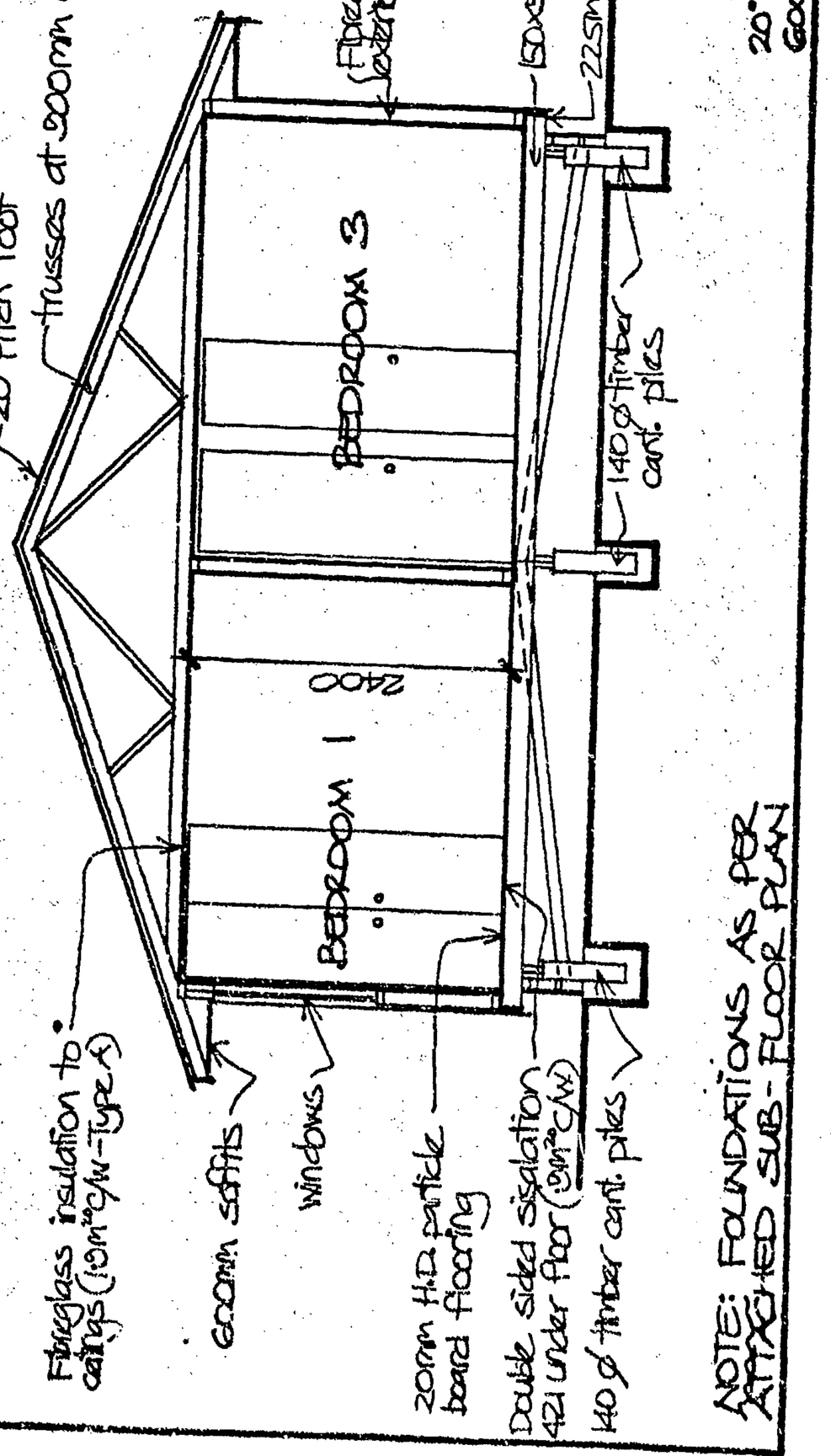
579/70



END ELEVATION



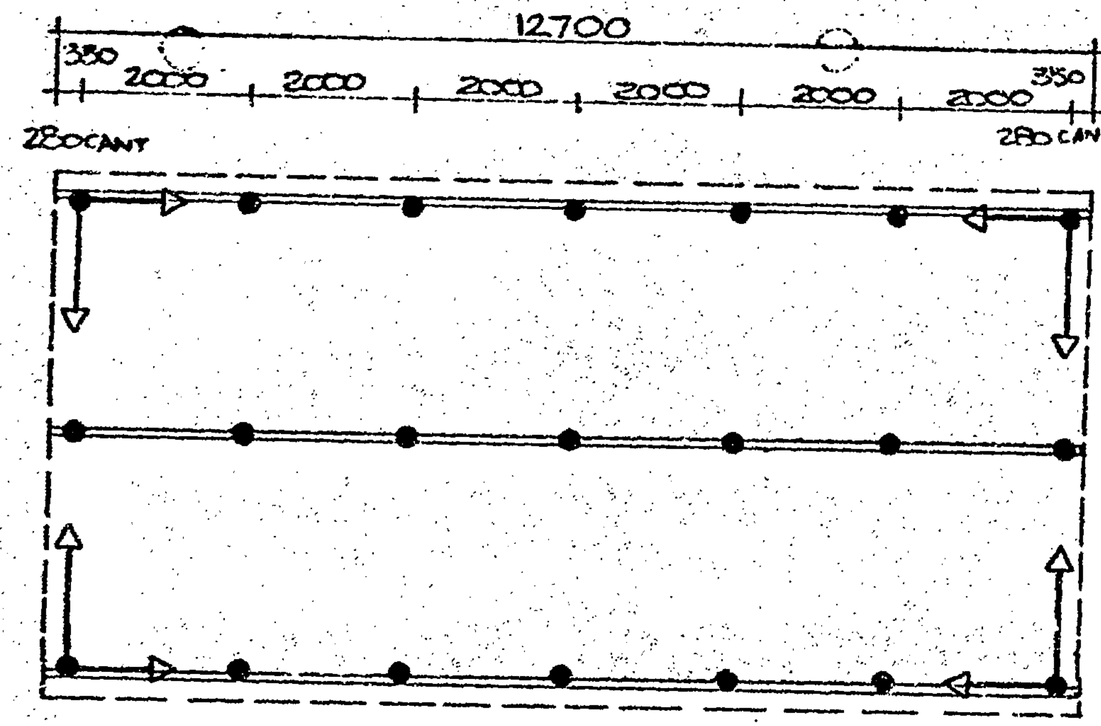
END ELEVATION

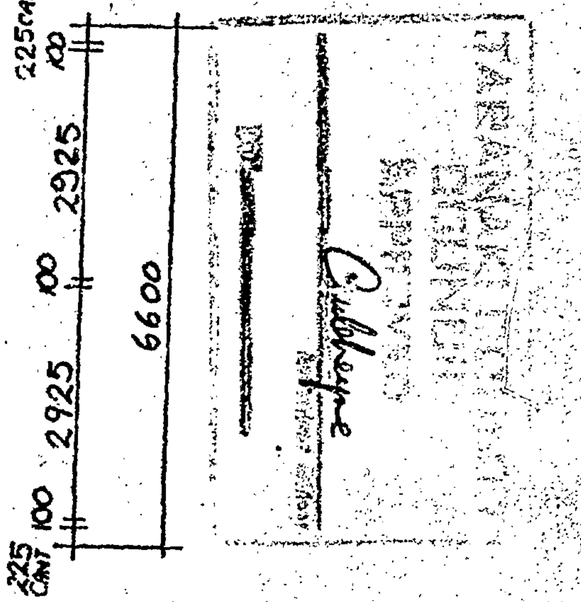


Signed: p.p. CONTRACTOR ..... Signed: EMPLOYER .....

SCALE 1:	AREA: m²	DRAWN: -	NAME: MR + MRS GREEN	
KEITH HAY HOMES LIMITED	COPYRIGHT 1988 DESIGNED TO N.Z.S. 3604		DATE:	PLAN REF. 2014-1

Document Set ID: 1003899
Version: 1, Version Date: 20/07/2010





Signed: EMPLOYER .....

Signed: p.p. CONTRACTOR .....

SCALE 1:	AREA:	DRAWN:
KEITH HAY HOMES LIMITED	COPYRIGHT 1980	
NAME: MR & MRS Cribb	DATE:	PLAN REF: 2041

SUB FLOOR BRACING LINE LAYOUT FOR CANTILEVERED PILES UP TO 600mm MAX. HEIGHT

FOR EQ.....leave out braces marked ●⟶●

EARTHQUAKE ZONE _____ WIND AREA _____

Joists 150 x 50 continuous @ 450 ℄ Cantilever joists 225 to sides

Solid blocking between each pair of joists @ 1800℄ over ℄ bearer

~~Timber braced~~/Cantilevered piles ● ~~--Timber ordinary piles C~~

Braces composite 2/100 x 50 bolted both ends - to convert Cantilever piles to Braced piles - Lower end ●⟶● Upper end

Bearers Composite 2/150 x 50 - no joins above a braced pile and continuous over 2 or more spans. REFER ENGINEER'S DESIGN.

Bearers may be cantilevered up to 300mm.

Bearer spans between 2000 mm bracing lines = 1860 mm (A)

Bearer spans between _____ mm bracing lines = _____ mm (B)

Footings for bearer spans up to 2000mm (A) or ~~1650mm (B)~~

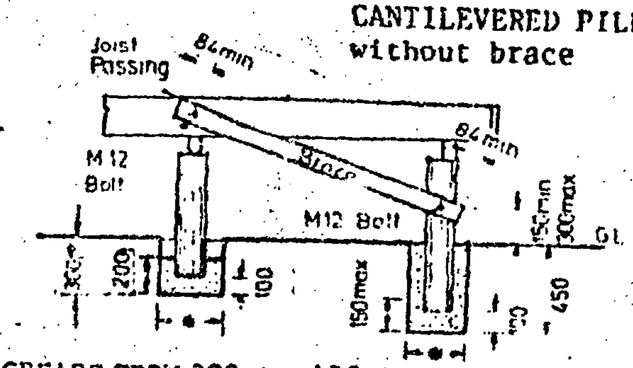
Exterior rows (A) 425 x 425 *

Interior rows 275 x 275 *

(B) ~~400 x 400 *~~

~~250 x 250 *~~

ORDINARY PILE



BRACED PILE or CANTILEVERED PILE without brace

+ INCREASE FROM 300 to 450 IF IN EXPANSIVE CLAY

140 6.S.E.D. "SHORT DRIVEN" PILE MATERIAL TO BE USED

9717/5

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

PLAN REF. 20141 902 CLIENT. MR + MRS GREEN 27/1/20

579/170

1 Total B.U.'s Required	2 Wall Line: Label	3 Wall Line: Minimum B.U.'s Required	4 Wall Bracing Elements Provided: Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m)	8 B.U.'s Provided
ALONG 217 EQ 325	A		Bed 3	1	42	3.6	151
		127			Sub-total		151
GROSS ROOF AREA	B		Bed 1/3	1	42	1.8	76
		70			Sub-total		76
108.42	C		lounge/Bed 2	1	42	1.8	76
x3 = 325			Bed 1/2	1	42	1.8	76
		127			Sub-total		152
	D						
					Sub-total		
379	TOTAL	324			TOTAL		379
ACROSS WIND 419 H EQ	L		Dine	1	42	1.8	76
			lounge	1	42	1.8	76
		Ceiling bracing					
		100			Sub-total		152
Wind (H)	M		lounge/Bed 2	1	42	1.8	76
		70			Sub-total		76
12.7m = 419 blo	N		Bed 1/w	1	42	1.8	76
6.6m = 218 blo							
		70			Sub-total		76
	O		BED 1	1	42	3.6	151
		66			Sub-total		151
	P						
					Sub total		
315	TOTAL	306					

TARANAKI COUNTY COUNCIL APPROVED

Limited Offset

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

KEITH HAY HOMES

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
28.7.82

579/170

Keith Hay Homes Limited
"Building fine homes for New Zealanders everywhere"

73 Carr Road, Mt Roskill, Auckland 4
P O Box 27-078 Mt Roskill Telephone 699-199

Bankers: The National Bank of New Zealand Ltd

EMPLOYER: NAME Mr & Mrs Green

SIGNED ..... DATE .....

SIGNED ..... DATE .....

SIGNED FOR & ON BEHALF OF CONTRACTORS .....

DATE PREPARED 24/3/82 RELATE TO PLAN REFERENCE NUMBER 20141

SPECIFICATIONS

Of work done and materials used in the construction of "Pre-Built" Buildings designed and built to conform with N.Z.S. 3604 (1981) and N.Z.S. 3602 (1975) Building Code Standards, by KEITH HAY HOMES LIMITED and/or KEITH HAY LIMITED and/or KEITH HAY BUILDERS LIMITED, Building Contractors.

1.00 GENERAL: Buildings are constructed to the true intent and meaning of these plans and specifications.

All measurements on plans take precedence over scaled dimensions, which may vary after reproduction.

** 2.00 INSURANCES: The contractor shall be wholly responsible for any loss or damage to the building until it is delivered to the site and on permanent foundations. The Contractors shall be responsible for all insurance charges for a "Builders Risk" Policy until the Building and related site works have been completed, in accordance with the Contract, unless the building is occupied or alternative insurance is arranged by the Employer or his agent.

The Contractor shall arrange at no cost to the Employer, a full replacement House Insurance Policy for 3 months from completion or occupation, whichever is the earlier.

3.00 BUILDING PERMIT: Building Permit will be applied for by the Contractor but signed for on behalf of the Employer as owner. Refer to Contract Page 3 as to whether cost is included in Contract price.

For shell buildings, Employer will be shown on Building Permit application as the Builder and the Contractor will act in capacity of subcontractor.

If any difficulties arise regarding Council Town Planning ordinances and Council By-laws then it will be the responsibility of the Employer to resolve these at his expense.

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170

4.00 YARD CONSTRUCTION, CARPENTRY AND JOINERY

4.01 BEARERS: Boric treated Pine composite 150 x 100 - or 250x100 if shown on Plan to J. Reelick Engineer's design altering 4.8.3.8.

4.02 FLOOR JOISTS: To be gauged on bearers to a uniform level and continuous over 2 or more spans.

Building Width	Joist Span	Cantilever	Joist Size	Centres
6030	2590	225	150 x 50	600
6600	2875	225	150 x 50	450
7200				

Joist cantilever bay windows: 750 maximum to Eng. Design

FLOOR JOIST TRIMMERS:
Up to 1800 - 150 x 75 composite
over 1800 up to 2400 - 150 x 100 composite.
Trimming Joists 150 x 75 composite up to 1800
Trimming Joists 150 x 100 composite up to 2400 or for lge porches.
Fixing trimmers to joists - one Multigrip each end
4 nails each side of Multigrip up to 1800 span
6 nails each side of Multigrip up to 2400 span

4.03 FLOORING: 20mm High Density Particle Board to BRANZ Appraisal Cert. No. 23 fitted under plates and run under all particulars.

4.04 EXTERNAL FRAMING:

STUDS Boric treated Pine or Douglas Fir max. 2400 height max.
'H' wind zone - 100 x 50 at 600 mm centres maximum.
'M' & 'L' wind zone - 100 x 40 at 600mm centres maximum.
Studs to raked ceilings - as per elevations.

BRACING Securely braced as shown on Plans and bracing calculations sheets.
Type 1 Panel - Galvanised Steel brace with gib. board sheet.
Type 8 Panel - 9.5mm Particle Board, 7.5 mm Hardiflex or 7.5mm Weatherside Sheet bracing to one side.
Type 10 Panel - Sheet bracing both sides.
Type 12 Panel - Gib. Board sheet to both sides.

FIXING DOWN TYPE 8 PANEL - End studs fixed to bottom plate with 2 Timlok staples and bottom plate fixed to floor joists to a securely nailed 100 x 50 dwang with coach screws as per J. Reelick Engineer's design as per 6.9.4.5 or with 3.78 KN 'Strapnails' as applicable.

LINTELS TO OPENINGS - Boric treated pine or Douglas Fir
up to 2150 clear span - 200 x 50
over 2150 to 3350 clear span - 200 x 100 composite
over 3350 to 4150 clear span - 250 x 100 composite
Lintel spans in excess of table 16 to J. Reelick Engineer's Design. For 'H' wind zone only where lintel spans exceed 2700, secure lintel to doubling stud and stud to boundary joist using 25 x 1 M.S. Straps with 12/30 x 2.5 F.H. Nails per strap.

WINDOW SILL TRIMMERS Up to 2450 - 100 x 50
Over 2450 up to 3650 - 100 x 100 composite

.....
For & Behalf of Contractors

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17D

TRIMMING STUDS Boric treated No.1 Pine or Douglas Fir
up to 3050 clear span - Double studs spiked together one supporting lintel.
up to 3650 clear span - as for above plus one 100 x 25, well spiked.

DWANGS OR WALINGS TO EXTERIOR 1 Row 75 x 25 walings checked into studs or 1 row 75 x 50 dwangs staggered, only in 'H' wind zones for 'sheet panel' sheathing.

4.05 INTERNAL FRAMING: STUDS Boric Treated Pine or Douglas Fir studs 75 x 50 at 600 mm centres maximum.

4.06 ROOF FRAMING: Constructed with a maximum 'S' Value 6.8 m. Trusses and jack rafters securely nailed and bird mouthed over plates.

** TRUSSES At 900mm centres maximum manufactured to "Lumberlok" A4 Design fixed with 2/100 x 3.75 nails and 2/Timloks per joint.

or

** RAFTERS Boric Treated Pine or Douglas Fir, size and spacing as per Plan.

** PURLINS Boric Treated Pine or Douglas Fir 75 x 50 "on edge or flat. Spacings to suit profiled iron manufacturers specifications

or

** ROOF TILE BATTENS Boric Treated Pine or Douglas Fir 50 x 40

ROOF PLANE BRACING 4 per house or as shown on Plans - Metal angle braces from ridge to top plate at 45° alternatively 100 x 25 timber braces.

CEILING BATTENS 50 x 40 up to 600 centres.

** 4.07 ROOF STYLE As per Plan: Gable/~~Dutch Gable/Pagoda/Dutch Pagoda~~

.....

.....

4.08 LAMINATED BEAMS: As per Plan to N.Z.S.R. 34

4.09 BUILDING PAPER: Fitted to exterior of wall studs before sheathing.

** 4.10 EXTERIOR WALL SHEATHING:
~~(a) Hardiplank Smooth 235 mm wide~~
(b) Hardiplank Woodgrain 295 mm wide
~~(c) Woodgrain Weatherside Panel~~
(d) .....
(e) .....

Note: i) If more than one type exterior sheathing as above then locations of each material as per plans.
ii) All sheathing securely fixed as per manufacturers recommendations.
iii) Gable Ends:-
Woodgrain Panel/~~Flat Hardiflex~~
.....

4.11 SOFFIT: Boxed with 4.5 mm Flat Fibrolite with P.V.C. Jointers.

.....

** 4.12 WINDOWS: ~~Either (a) Timber Frames and Sashes finger jointed Tanalised Pine to J.M.F. design Sizes and openings as shown on Plan.~~

.....

.....
For & Behalf of Contractors

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170

Or: (b) Aluminium:
Make .Nel.....Type .....
Finish Silver/~~Bronze~~ .....
Sizes and openings to manufacturer's standard sizes similar in size and openings to those of timber windows as shown on plan but with single opening sashes.

~~** 4.13 WINDOW SHUTTERS: Located as per Plan Type~~ .....

** 4.14 EXTERIOR DOORS: ~~Front Door - Tanalised Pine 2 Lt. Obscure/8 panel timber~~
.....
Back Door - Tanalised Pine 2135 x 810 2 Lt. Obscure
French Doors as per plan.
Aluminium Sliders/Make .....Finish Silver/Bronze
Windows adjoining aluminium sliders shall be aluminium.

4.15 EXTERIOR FINISHING: Scribers 50 x 12 Tanalised Pine or 20 mm Vinyl Foam Sealant
Barge, Fascia, Frieze Board, 150 x 25 Tanalised Pine
.....
.....

**4.16 ROOF SHEATHING: ~~(a) Long Run Profiled Galvanised Iron - "metric" type or equiv.~~
~~(b) Corrotile~~/.....
(c) Metal Tiles Type Harveytile/.....
.....
All roofing fitted to Manufacturer's specifications over A.H.I. St. Regis self-supporting underlay 360. All valleys and ridges galvanised iron or purpose made.

4.17 SPOUTING & DOWNPIPES: White P.V.C. Guttering and rainwater system
80mm diameter circular section downpipes securely fixed extending down to floor level.

4.18 INSULATION: To comply with N.Z.S. 4218P
Fibreglass Batts to ceilings and exterior walls.
Double sided perforated foil to underfloor
.....
.....

4.19 INT. WALL LINING: Walls are covered 9.5 mm Gibraltar Board fixed and stopped as per Winstones horizontal fixing method, complying with 2.3.1 and 9.1.4 Suitable for Wallpaper finish only/.....
Basements/Attic Walls - no wall lining.

4.20 CEILINGS: All ceilings - Michaelangelo ceiling panels
Pattern -/Crater .....
.....
Basements/Attic Ceilings - No ceiling lining.

4.21 INTERIOR DOORS: All interior doors clean flush type hardboard either hung or sliding as shown on the plans.

To all main rooms	2305 x 760
To utility rooms	2305 x 760
Wardrobes, linen, H.W.C.etc.	2305 x 460, 580, 760

** ~~Archways as per Plan, if applicable~~
.....
.....

.....
For & Behalf of Contractor

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17D

4.22 **INTERIOR MOULDINGS:** Skirtings 60 x 10 Bevelled
Architraves 35 x 10 sq.dressed
Scotia or Cornice 30 x 18 bevelled to 10
All interior mouldings finger jointed Pine suitable for painting only.

INTERIOR FIXTURES & FITTINGS: AS PER PLAN

4.23 **KITCHEN**

(a) 1650 sink bench unit 4 drawers, 3 cupboard doors
(b) Formica or Laminex/..... sink bench top to be selected from Keith Hay standard colour range with stainless steel bowl central complete with plug and waste and mixing faucet .....
** (c) Dresser Unit with Formica or Laminex surfaced top.
~~1350 long Qty~~ .....
900 long Qty .....
450 long Qty .....

** (d) Top Cupboards
~~1350 long Qty~~ .....
900 long Qty .....
690 long over Fridge Qty .....

(e) Pantry: Floor to ceiling with adjustable shelves and one three shelf space rack per top door.
** ~~450mm wide 2 doors~~
** 900mm wide 4 doors

(f) Hot water and airing cupboard, 1 door
(g) .....
(h) Towel Rail
(i) Cupboard Doors on Units (a) to (e) inclusive to be
** Paint quality
** Mahogany veneered .....
** Planked pine veneered .....
** (j) Fridge space .....

** 4.24 **BATHROOM-BATH** (a) "Lady Caroline" Combination Bath Shower Unit of White plastic reinforced with fibreglass complete with chrome shower curtain rail, Felton Mix shower fitting and bath taps. Unit 1530 x 840 standing 1830 high.
** ~~(b) 1525mm 'Lady Caroline' bath, white with two taps.~~
** ~~(c) 1525mm 'Lady Caroline' bath ..... with two taps. Felton mix shower fitting above with soap holder and chrome shower curtain rail. Walls to bath alcove lined Hardiglaze colour: Coral.~~
** **VANITY TOP** (d) 'Lady Caroline' White ~~on brackets or~~ on unit.
** ~~(e) Formica/Laminex ..... Vanity top complete with plug and waste and mixing spout .....~~
** **VANITY UNIT** (f) 760/~~1350~~ Prefinish unit with Louvre Doors.
** **BASINS** ~~(g) Porcelain Handbasin on brackets complete with plug and waste with hot and cold taps.~~

....
For & Behalf of Contractor Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170

** ~~4.24 SHOWER~~ ~~(b) Stainless Steel Shower Base, wall lining 'Hardiglare' Colour: Coral Complete with Felton mix shower fitting, soap holder and Chrome shower curtain rail. Shaving cabinet, prefinished built in with 2 mirrors and accessory shelves. Toothbrush holder, towel rail.~~

.....

.....

4.25 TOILET (a) Water closet N.Z. made with terminal vent as required.

** (b) "Caroma wallset" cistern White/.....
with matching toilet seat.

** ~~(c) "Dux In-Line" water cistern White with 'Dux' flexible seat white.~~

(d) Toilet roll holder.

4.26 LAUNDRY: (a) Wash tub single 560 x 460, stainless steel, seam welded on wooden unit with single door, ~~or fixed on brackets,~~ complete with plug and waste, hot and cold taps and soap holder.

(b) Hot and cold taps suitable for automatic washing machine.

(c) 180 litre Stanley Low Pressure electric water cylinder including thermostat and 2000 watt or smaller element if limited by Power Board.
Cylinder located as per Plan complete with pressure reducing valve or 20mm vent piping.

.....

.....

(d) Towel rail

(e) .....

.....

4.27 SUNDRY INTERNAL FITTINGS & FIXTURES: .....

.....

.....

4.28 HARDWARE - DOOR & WINDOW FURNITURE: FRONT & BACK DOORS: Schlage locking latches keyed alike.

SLIDING DOORS: Wooden handles.

WINDOWS: As supplied by window manufacturer.

CUPBOARD DOORS: Tudor metal handles to Mahogany Veneer Doors, other doors 45mm Diameter Convex Wooden Knobs.

HUNG DOORS: Wooden knobs with roller catches.

.....

.....

BATHROOM & TOILET: Fitted with privacy bolt.

.....

4.29 MANHOLE: Positioned in passage or as decided by Contractor.

5.00 YARD CONSTRUCTION - PLUMBING

All plumbing work to be carried out by a registered contractor.

5.01 WATER PIPES: All hot and cold water runs in concealed 15mm (I.D.) Qest Dux Polybutylene pipe to a point ready to be connected to mains supply.

5.02 TAPS: Taps or faucets fitted to fixtures in locations as specified elsewhere and one exterior hose tap fitted adjacent to back door. All inside taps of the following brand:
Methven with Crystaline Tops/

.....

....

For & Behalf of Contractor Employer

110282

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17 D

6.00 YARD CONSTRUCTION - ELECTRICAL

All Electrical work and installations to be carried out by a registered contractor to requirements of the local electrical authority. All cable and fittings to comply with N.Z.S.S.

** 6.01 LIGHTS INTERIOR:
** (a) Plain opal shade ..... Number 10
** (b) Ceiling with Crown Crystal "U FIT" Shade. Number -
(c) Wall with no shade ..... Number -
(d) Two way Switch ..... Number -
(e) .....
.....

LIGHTS EXTERIOR:
(f) Lights 150mm Ball Fitting ..... Number 2
(g) .....

6.02 POWER POINTS

Height of Power Points approx. 250mm from floor
** Single 3-pin plugs switched ..... Number 10
** Double 3-pin plugs switched ..... Number -
Hot Water Service ..... Number 1
** Stove wiring for 4-plate supply ..... Number 1
Shaver Point Switch ..... Number .....
.....
.....
.....

6.03 SWITCHES: P.D.L. "Clipsal" switches

6.04 T.V. AERIAL CONNECTOR: Fitted adjacent to one power point in lounge with coaxial cable to roof area. Note: Power point is included under 6.02.

** 6.05 STOVE: One SHACKLOCK CHEF 610A 4-Plate Automatic stove, White/.....
** ~~One SHACKLOCK 535D 3-Plate Stove ..... White/~~.....
.....
.....

~~** 6.06 CENTRAL HEATING: Install thermostatically controlled electric central heating units. Airea Heat Wall Model 2 Kw. ..... Number .....~~

6.07 MAIN SWITCHBOARD: Meter box located in back porch or alternative outside position to be decided by Power Board.

6.08 SUB BOARD To be positioned by Contractor.

6.09 ELECTRICAL SUBMAINS: To connect sub board to meter box.

.....
For & Behalf of Contractor

.....
Employer

110282

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17D

7.00 YARD CONSTRUCTION - PAINTING:

All painting to be carried out under strict supervision with first grade materials. Exterior or interior colour schemes may be selected by the purchaser to a maximum of 4 exterior colours and 4 interior colours. Additional colours at an additional cost of $25. per colour. Contractors standard paint and paper schedule selecting exterior and cupboard door colours to be completed before construction proceeds past "roof on" stage. N.B. Cup'd door stain classified as a colour.

7.01 EXT. PAINTING:

(a) ROOF unpainted/.....

(b) ALL EXTERIOR TIMBERS to be primed, Then stop with first grade putty to all nail holes, scribers and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of fullgloss.

Where sashes or frames picked out in different colour, only outward facing surfaces to be in colour required.

(c) FIBROLITE & HARDIFLEX Wall sheathing, soffit lining and gable ends to receive 2 coats of acrylic paint.

7.02 INT. PAINTING:

(a) CEILINGS & SCOTIA: All rooms to receive two coats of Acrylic Semi Gloss White.

(b) WOODWORK & MANHOLES to receive two coats of approved undercoat followed by 1 coat of fullgloss white.

(c) CUPBOARDS Inside unpainted.

(d) CUPBOARD DOORS One coat sealer, one coat approved undercoat followed by one coat fullgloss. Where Mahogany doors specified under 4.23 (g) "wipe on stain" to be wiped/brushed on and wiped off, and finished with 2 coats Polyurethane Satin.

.....

(e) FLUSH DOORS One coat of sealer, one coat of approved undercoat followed by one coat of semigloss/fullgloss white.

(f) WARDROBES Interior two coats acrylic paint.

7.03 PAINTED WALLS .....

**** 7.04 WALLPAPER:**

**

All walls papered. Provisional sum allowance of .....rolls of wallpaper to an average value per standard roll of $..... has been included in the Contract Price. For the Employer's convenience, a range of papers are available for selection at the Contractor's office. Free samples are also available. If suitable wallpaper cannot be selected from the Contractor's range, then wallpaper is to be selected by the Employer at .....

If wallpaper to a lesser or greater value is selected, then the difference plus any additional costs for hanging will be adjusted against the allowance above.

"Sale" papers may be defective and the Contractor will not hang "sale" wallpapers if they are selected by the Employer. Where wallpaper is hung by the Employer the contractor will not be responsible for minor repairs to wall stopping which is the responsibility of the paperhanger before proceeding with hanging.

RESPONSIBILITY OF EMPLOYER

.....
For & Behalf of Contractor

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17D

8.00 INSPECTION OF HOUSE BEFORE DELIVERY

Homes are completed in every detail at the assembly yards of the Contractors as per the specification 1.00 to and including 7.03. It is the Employer's responsibility within seven days after being requested by the Contractor to inspect the "Pre-Built" building before delivery to the site and advise the Contractor in writing of any incorrect colour scheme, or any visible omission or deviation from the plans, specifications and authorised variations to Contract and the Contractor shall be liable to remedy all such items so advised.

9.00 SITE CARPENTRY AND JOINERY

9.01 SITE: Preparation and clearing of the site including all vegetation from where the house is to be placed is the responsibility of the Employer.

The Employer must peg the actual house position and flag the boundary pegs. No allowance has been made in the Contract Price for surveyors charges.

The Employer is responsible to flag any obstacles such as underground tanks and services which the Contractor must take care to avoid.

The Contractor will not be responsible for constructing the building on the wrong section, too near or over a boundary if positioned according to the stakes which the Contractor will assume are as per the site plan.

NOTE: As is normal with house construction a certain amount of damage will occur to the site through the movement of vehicles, plant and equipment. The damage sustained will vary from time to time because of weather conditions, but reasonable care will be taken at all time to ensure that damage is kept to a minimum.

9.02 ROCK, FROZEN GROUND: No allowance has been made for excavation and removal of rock or excavation in frozen ground. Any encountered in foundation work, drainage, or any other underground work will be removed at cost plus 15% Contractors Margin.

9.03 SUBSTANDARD GROUND: No allowance has been made for any extra work required by Local Body or institutional inspectors, should fill or sub-standard bearing ground be encountered. Any extra work required including consulting engineers fees will be carried out at cost plus 15% Contractors Margin. If such a situation does arise the Employer agrees to either accept the Contractor's variation for extras or arrange for the work to be done within seven days in order not to delay completion of the Contract.

9.04 BASE HEIGHTS: House will be delivered to the Purchaser's site, level and plumb:

Either (a) Placed as low as possible to ground, but no lower than 300mm from underside of bearer to ground (crawl space) at any point. An allowance has been made for a slightly sloping site and any base heights over 900mm from ground level to underside of bearers will be charged as an extra.

~~Or: (b) To maximum base heights as shown on plans from underside of flooring to ground level.~~

If garage included in contract, then it is Employer's responsibility to level garage site unless specifically stated elsewhere in plans or specifications.

....

For & Behalf of Contractor Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170

9.05 DAMPCOURSE: Where pile is less than 300mm high above ground level a layer of approved dampcourse to be laid between piles (C3 treated) and other timber members.

9.06 TIMBER PILES: Piles to min. S.E.D. as shown in Engineers details or "Short Driven' 140 S.E.D. piles treated to N.Z. P.T.A. C2B Retention 13.5 Kg/m^3 to centres as shown on Plan. All cuts liberally brushed with creosote or an approved protectorate.

Piles fixed to bearers with 4 Timloks and 2/100x3.75 nails, or purpose made joining Plates as shown in Eng. Design.

9.07 SUB FLOOR BRACING: Boric treated Pine or Douglas Fir braces of 100 x 100 composite maximum length 4500 positioned as shown on Plans. Fixed with hot dipped galvanised bolts and washers with shafts coated with multipurpose grease, or as per J. Reelick Engineers design.

9.08 CONCRETE FOOTINGS TO PILES: Ground holes for piles to a maximum depth and size as detailed in Plans.

9.09 BASE SHEATHING & VENTILATION: Base of building as per 9.04 to be sheathed in:

Either: i) 6.00mm/7.5mm flat Hardiflex supported by 75 x 50 Boric Treated Pine walings to piles and nogged as necessary.
All joins and corners covered by P.V.C. jointer Hardiflex unpainted.

Or: ii) .....
.....

VENTILATION: Area of ventilation exceeds that required in 4.1.2 - Ventilation to sub floor provided as specified in 4.1.2 (c) by a floor joist cantilever of 225mm with vermin-proof netting fixed to underside of exposed joists.

BASE DOOR: Max. height up to 2000mm with Gal. Padbolt.

RESPONSIBILITY OF EMPLOYER
.....
.....
.....

9.10 LANDINGS & DECKS:

9.11 STEPS:

~~(a) FRONT DOOR~~
~~Either i) Precast Number Treads .....~~
~~or ii) Wooden Stained Number Treads .....~~

(b) BACK DOOR
Either i) Precast Number Treads ..3.....
~~or ii) Wooden Stained Number Treads .....~~

(c) ALUMINIUM SLIDING DOOR/FRENCH DOORS
Either i) Precast Number Treads .....
~~or ii) Wooden Stained Number Treads .....~~

9.12 HANDRAILS: Handrail, as per Handrail Plan sheet attached hereto. Type number ..... to be fitted where steps are over 5 risers high but have not been included in the price unless more than four treads have been allowed for in 9.11.

Fitted as follows:-
(a) Front Door Steps - one/two sides
(b) Back Door Steps - one/two sides
(c) Aluminium Sliding Door steps - one/two sides.
(d) To landings and decks as specified in 9.10
Total lineal metres of handrail .....

RESPONSIBILITY OF EMPLOYER

.....
For & Behalf of Contractor

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170

9.13 FLOOR SANDING: In Yard and prior to delivery, all floors to be treated with electric sanding machine with a standard cut.

Note: 1. This is not suitable for Polyurethane
2. WhereClause 7.02 if deleted (interior painting) Clause 9.13 floor sanding is to be undertaken by the Employer.

** 9.14 VINYL FLOORING: 1.5mm foam vinyl sheet flooring fixed with approved proprior-tary adhesive and well rolled to be laid in kitchen/laundry/ toilet/bathroom.

.....

Type of Vinyl Flooring - .....

** 9.15 CARPET: Fitted wall to wall over 2.7 Kg (6 lb) underfelt or equivalent backing and securely nailed around all edges after suitable stretching and fitting. Where carpet joins vinyl flooring as per 9.14 metal edging strips will be fitted. Carpet to be fitted to the following rooms: Lounge/Dining Room/ Hall/Bedroom 1/Bedroom 2/ Bedroom 3.

(a) U.E.B. Bremworth Berber Turkestan Col. .....940g.

(b) U.E.B. Bremworth Sculptured Broadmoor Col. .....900g.

10.00 SITE PLUMBING

10.01 WASTE PIPES: Carry waste pipes from fittings to gulley traps in 32mm P.V.C. pipe with all necessary bends, supports, etc., to conform with governing regulations or by-laws.

** 10.02 Extend downpipes down from floor level to connect with drainage fittings or to water supply tank.

10.03 WATER SUPPLY: Contract price based on water supply from town supply/ tank/.....

** ~~If Town Supply - Run feeder supply a maximum of~~ ..... metres from mains supply in 12mm copper/alkathene tube or 15mm QEST Dux Polybutylene piping. Owner to obtain meter or Local Authority connection or alternative water supply and to be responsible for ensuring it is available and flagged prior to construction commencing.

** ~~If tank supply - Tank supplied by Contractor/Employer~~
~~Tank size ..... concrete~~
~~Connect spouting to tank overhead/.....~~
~~Pressure Pump supplied by Contractor/Employer type .....~~

** ~~If bore or other supply, Employer to arrange for water to be brought within 7 metres of house.~~

....

11.00 DRAINAGE

Install complete sanitary and stormwater drainage system in accordance with best trade practice. No allowance has been made for any special requirements required by the Local Authority if contrary to normal trade practice. As part of the requirements of the plumbing and drainage permit all sanitary and stormwater drainage is subject to inspections and approval by the governing local authority.

No allowance has been made to cart away from the site any surplus soil from drainage or contract work and this will be left in a heap or spread over drains and surrounding areas, unless the contract or specifications instruct otherwise.

....

For & Behalf of Contractor Employer

RESPONSIBILITY OF EMPLOYER

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/17 D

12.00 SITE ELECTRICAL

12.01 ELECTRICAL MAINS: Connect from main switchboard to power point of entry on house.

12.02 EARTHING & BONDING: To be carried out to satisfaction of Power Board.

12.03 POWER BOARD CONNECTIONS:

** ~~Either (a) AERIAL New overhead power connection from existing pole on road to point of entry on the house. Generally installed free by Power Boards. No allowance has been made for Power Board charges.~~

** Or (b) UNDERGROUND New underground power connection from existing plinth to point of entry on house. Generally installed free by Power Boards. If not free, no allowance has been made for this cost.

13.00 SUNDRIES

~~** 13.01 HEATING:~~ .....

.....

** 13.02 .....

.....

** 13.03 .....

.....

** 13.04 .....

.....

** 13.05 .....

.....

** 13.06 .....

.....

** 13.07 .....

.....

** 13.08 .....

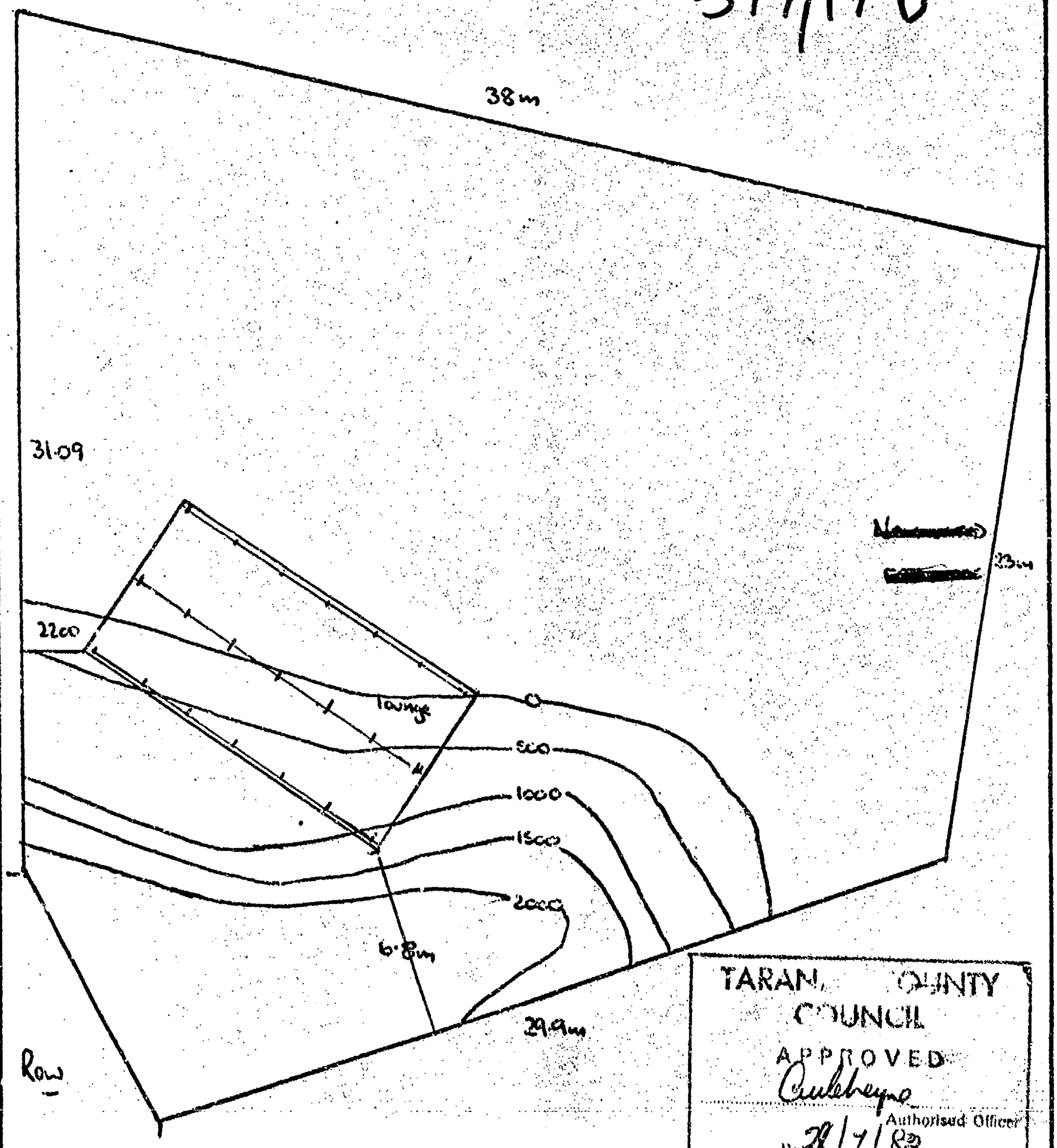
.....

.....
For & Behalf of Contractor

.....
Employer

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

579/170



TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date 28/7/82

KEITH HAY HOMES LTD
p.o. box 27-073
auckland 4

Signed:
p.p. KEITH HAY HOMES LIMITED

customer J+D Carson

Signed:

SCALE:	DRAWN:	PLAN REF. No.
1:200	AC	20141-2
DATE: 22/7/82	AREA: 1166	

Loo 9318

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

2 leads.

LAURENSON, ROBINSON & JIM BOON

ARCHITECTS
CIVIL & STRUCTURAL ENGINEERS
BUILDING VALUERS & ASSESSORS

DAVID W ROBINSON, DIP ARCH., F.N.Z.I.A., A.R.I.B.A.
JIM (G. E. W.) BOON, DIP. ARCH., F.N.Z.I.A.
STEWART COWIE, A.N.Z.I.A.
BRIAN C. HARDING, DIP. ARCH., A.N.Z.I.A., A.R.I.B.A.
W BRUCE ROCKELL, B.E. (Hons.), M.N.Z.I.E., REGD. ENG.
IAN DAVENPORT, B. Sc. (Eng.), M.I.C.E., M.N.Z.I.E., REGD. ENG.

53 DAWSON STREET.
P.O. BOX 743
NEW PLYMOUTH
NEW ZEALAND
PHONES 80908
80909

ALSO AT HAWERA

19 July 1982

579/170

Keith Hay Homes,
Devon Road,
R.D. 3,
NEW PLYMOUTH.

Dear Sir,

RE: HOUSE ON LOT 4 THAMES STREET, NEW PLYMOUTH

Please find attached our drawing showing the proposed house location superinposed on the drawing we prepared some time ago showing depths of swampy material on the sections in Thames Street.

You will note that the house is partly situated over an area of covered swamp reaching a maximum depth of approximately 2.0m below the south east corner of the building. Any foundations would need to penetrate this material. It would therefore seem prudent if the house could be resited so that it founded in the original light brown ash deposits requiring normal foundations complying with the relevant codes.

We would therefore propose that the house be slightly rotated in plan and moved to the north to avoid the poor quality fill. Excavation for the footings should be inspected to confirm our findings, if possible prior to any firm committment, normal construction would be able to proceed.

The ground in this area has proved in the past to be very wet. This tends to reduce the strength of the material, and the increased diameters indicated on your drawings for foundations in expansive clay would be more appropriate.

I trust this proposal will meet with your approval, but please do not hesitate to get in touch should you wish to discuss this matter further.

Yours faithfully,
LAURENSON, ROBINSON & JIM BOON

Ian Davenport

Ian Davenport

Encl.

discussed with A Drewstubb
i) resited as per new plan
ii) pile foots to be 450Φ
iii) S West row of piles to be driven before house sited

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. A 40733

Taranaki Regional Council

No. 89983

Inspector: M

579/170 Receipt No. 7554 A

OWNER

Name H & D Dickson

Address 64 Mill Road

New Plymouth

BUILDER

Name Keith Hollows

Mailing Address Devon Road

RD3 New Plymouth

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name Thames Street

Town/District New Plymouth

Riding Mangorei

LEGAL DESCRIPTION

Valuation Roll No. 1611-35 Pt.

Lot 4 D.P. 12320 Pt.

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

Date Inspected	REMARKS (e.g. stage reached with work)
5-8-82	south wall piles dug (through to original clay)
6-8-82	House on site - remainder of piles holes matched.
13-8	on piles - not fixed down or braced
16/8	piles braced (both East corners & South wall at 5m ctrs)

COMPLETED (Signature) [signature] Date 16/8/82

BC/MP/01A

89983

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

PERMIT No: 10957

579/17 D

To The County Engineer
PO Box 56
NEW PLYMOUTH

Sir

I hereby apply for permission to make a garage foundation for (Owner) 17 D Thames St
at (House No and Street) H. J + D A Aplin
of (Address) 17 D Thames Street according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No: 4 DP No: 12320 Section No:
Block no: Survey District: Area:

PROPOSED BUILDING: Use – describe proposed purpose for which every part is used or occupied.
foundations for future garage

Total Floor Area: 29.16m²

Estimated value of completed building $ 500-00 (For assessment of Building Research Levy)

Less value of Plumbing and Drainage $

Balance $ (For assessment of Building Permit Fee)

Yours faithfully

D J Aplin

BUILDER

Address 17d Thames St
New Plymouth

Date: 24-9-84

Phone No: 80246

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.

Date Received 24/9/84.

Receipt No: 105936

Check

Ordinances

P & D Regs

Building Regs

Fire Code

Structural Content

Water Connection

Kerb & Footpath Crossing

Regn Cert (Bldg over $20,000)

FOR OFFICE USE

Fee paid (a) Building Permit $ 10-00

(b) Building Research Levy $

(c) Water Connection $

(d) Sewer Connection $

(e) Kerb Crossing $

Val Roll 1461 1 - 314 - 24

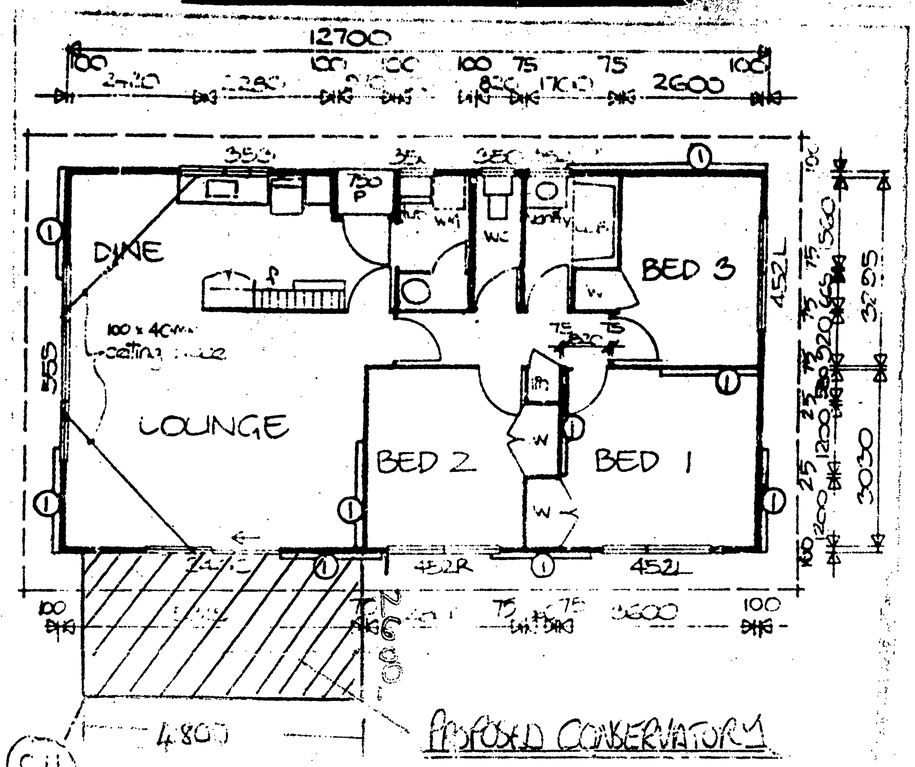
Remarks ✓ Init 25/9/84

Initials

Document Set ID: 1002899
Version: 1, Version Date: 20/07/2010

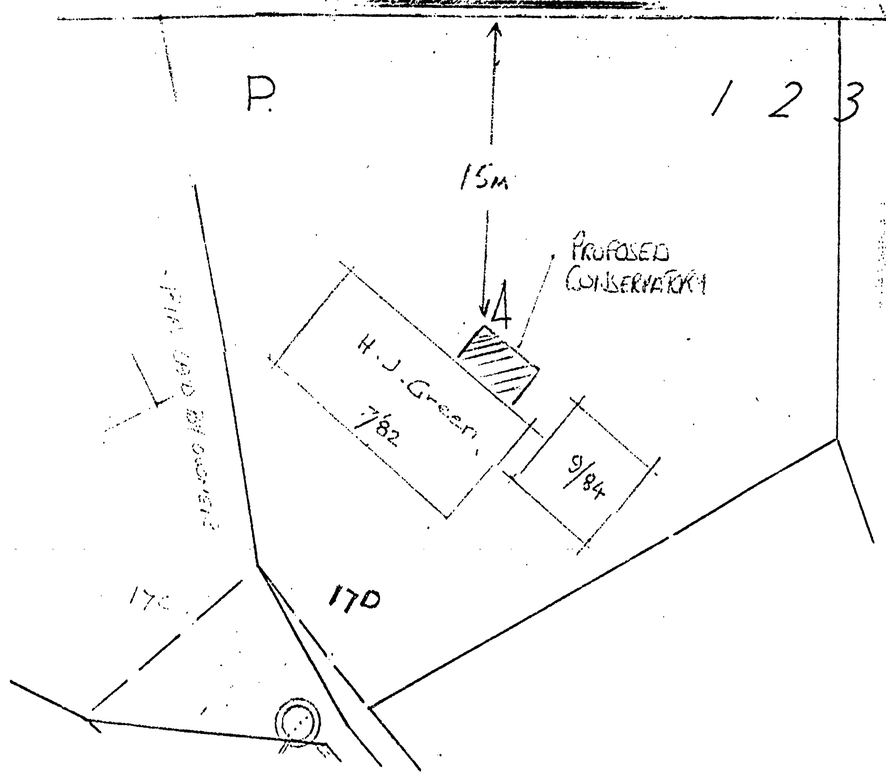
S1/170

VENTILATION & DRAINAGE

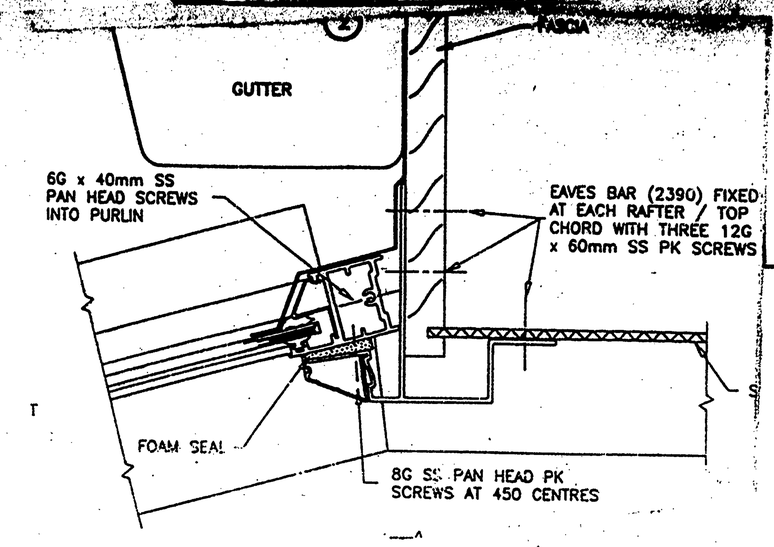


(SH) WATER TO SOAK HOLE

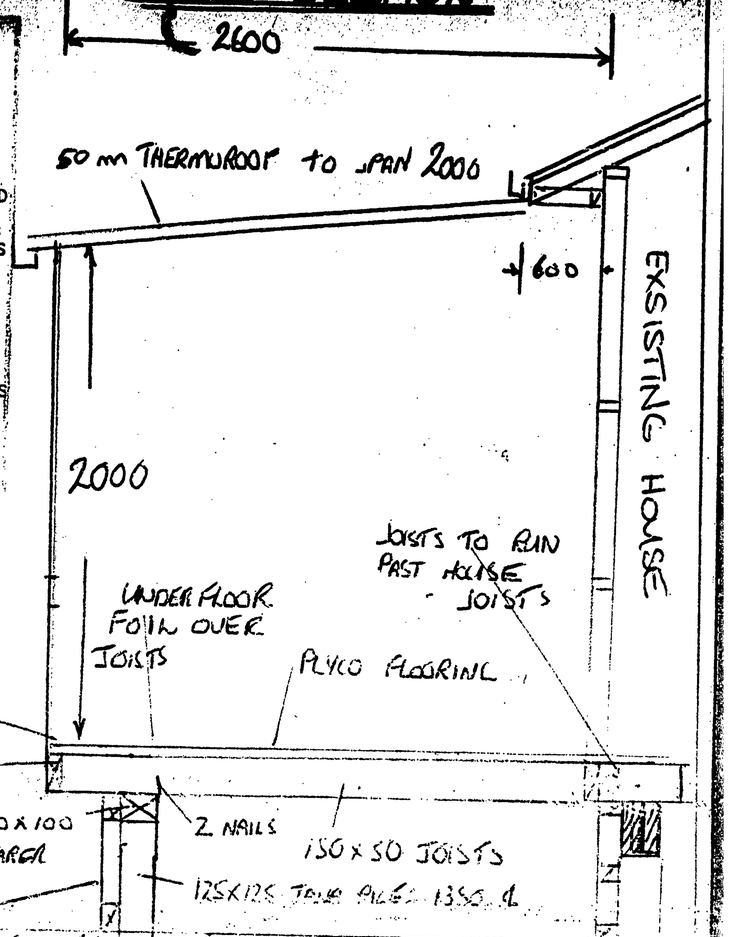
SITE PLAN



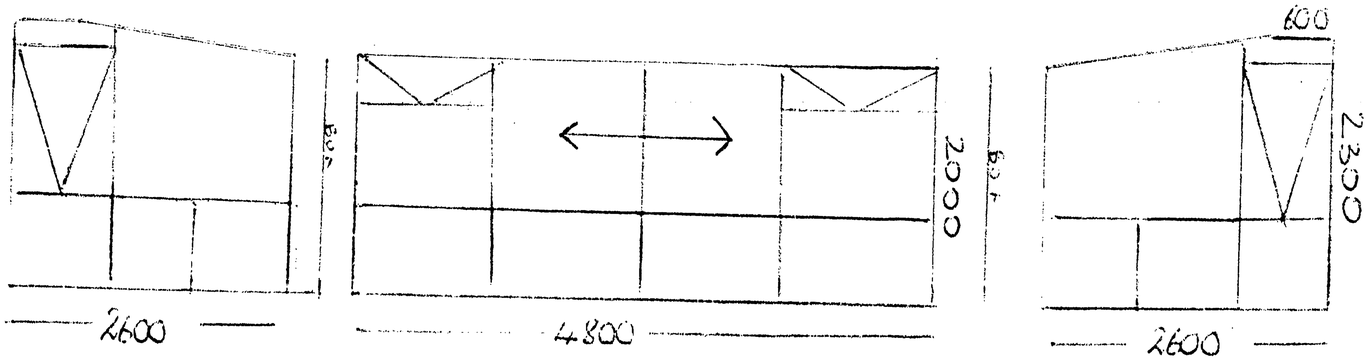
HEAD FIXING DETAIL



CROSS SECTION



ELEVATIONS



OFFICE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL

DATE 30.1.97

APPROVED

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL

2/2033 1/198 2033 231

WILDER FISHER TARANAKI | PROPOSED CONSERVATORY FOR MR MARK SCHOOLER | 170 THAMES ST NEW PLYMOUTH 7578653

APPLICATION No. 22032 / 22033

579/170

NEW PLYMOUTH DISTRICT COUNCIL

PRIVATE BAG 2025 NEW PLYMOUTH 4260 • PHONE 06 759 6060 FAX 06 759 118

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (PIM)

APPLICATION TYPE: TICK BOXES WHERE APPROPRIATE

Combined Building Consent & PIM ☑ **Project Information Memorandum only** ☐

Building Consent only* Quote PIM number _____ ☐ Confidential ☐

*A PIM is required before a building consent can be issued

1 1 7 4 1 0 3 4 0 4

0 2 0 2 9 9 D F A 1

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS: 170 (Street No.) THAMES ST (Street)

NEW PLYMOUTH (Town/district)

Lot: 1 D.P 12320

or Section No. 170. District

OWNER'S NAME: MARK SCOULLER (Surname or company name)

MARK. (First names)

OWNER'S POSTAL ADDRESS - if different fro[m] [S]ADDRESS'

(Street No.) (Street/PO Private Bag)

(Town/district)

APPLICANT'S DETAILS:

Tick this box if the applicant is the owner ☐

If the applicant ***is not*** the owner, please give applicant details:

Surname P.T.O.

First names

Company name

RECEIVED
23 JAN 1998
CUSTOMER SERVICE CENTRE

9.40

jnr.

C

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION:

NAME: FISHER TARANAKI
Surname or company name

First names

ADDRESS: Street No. Po Box 3061 Street/PO/Private Bag

NEW PLYMOUTH
Town/District

PHONE: 06 STD 7585068 FAX: 06 STD 7586689

DESCRIPTION OF BUILDING WORK AND INTENDED USE:

Description e.g. garage, deck, dwelling, shop, plumbing and drainage, sewerage connection

CONSERVATORY

USE - if different from description

TYPE OF WORK:

Alteration ☐ Addition ☑ Demolition ☐ New building ☐

Relocation ☐ Change of use ☐ Plumbing and drainage only ☐

TOTAL COST OF PROJECT:

$ 6800 · 00 Inc. G.S.T.

TOTAL COST OF PLUMBING AND DRAINAGE:

$ · 00 Inc. G.S.T.

PROJECT DETAILS: CATEGORY OF WORK

Domestic ☑ Farm ☐

Commercial ☐ Industrial ☐

AREA OF NEW BUILDING WORK:

12 · 48 m²

INTENDED LIFE OF BUILDING:

(Under the Building Act all buildings have a minimum life of 50 years unless specified)

less than 50 years ☐

50 years or more ☑

Specify intended life years

DECLARATION

This application to carry out new building works is made by me as owner of the property.

Signature _____ *Date* _____

or *I am the applicant and have been authorised by the owner to make this application for new building works*

Signature _____ *Date* 20-1-98

NEED HELP? PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO

PHONE (06) 759 6060 FAX (06) 759 6118

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

Project Information Memorandum No:22032
Section 31, Building Act 1991

Issued:02Feb98

CONTACT : FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

OWNER : MR Mark Bruce George SCOULLER
C/- FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

Application received: 23Jan98

PROJECT LOCATION

Street Address: 17D THAMES STREET, NEW PLYMOUTH
Property ID: 020299
Assessment No: 11741/034.04
Legal: LOT 4 DP 12320

PROJECT

The project is for Additions
Intended Use(s): new conservatory
Intended life: Indefinite but not less than 50 years
Value of Work: $6,800.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project memorandum in accordance with the attached details, are: $0.00

1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent.
This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevent to the intended "project".
It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan.

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

2: CAN BUILDING WORK PROCEED?

YES- This PIM consent confirms that the proposed building work may be undertaken subject to the conditions of the accompanying Building Consent and any relevent provisions of the Building Act 1991.

3: Fill:

Information held by the Council indicates that the property has been filled. Please contact the Council`s Records Office for further details.

4: Stormwater Service and Disposal Requirements:

Stormwater is to be disposed of on site via an approved ground soakage system. If there is inadequate ground soakage available you should approach the Roading Division of the Works & Services Department to discuss the option of discharging to the roadway.

5: Councils Drainage and Services Records:

A copy of the Councils Service Records relating to the property will be enclosed as part of this PIM if relevent to the project.
This information will include where available and relevent to the project:

* A copy of the drainage record card showing drains within the property.
* A plan of water reticulation in the vicinity of the property.
* A plan of sewer reticulation in the vicinity of the property.
* A plan of stormwater reticulation in the vicinity of the property.

The Councils records are in some cases incomplete and relevent information may in some cases be missing.
If you have any queries regarding such matters please contact the Councils Customer Service Centre.

6: Compliance with Building Code:
This section of the PIM identifies areas of non compliance with the Building Code (if any) apparant from the information provided. It is not intended to be a full check for compliance.

The project appears to comply with the Building Act based upon the extent of the information provided.

7: Additional Information

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

(i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or

(ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater that one calender month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

8: Sign Off

Approving Officer.....

Date.../.../....

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

Building Consent No:22033
Section 35, Building Act 1991

Issued:02Feb98

CONTACT : FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

OWNER : MR Mark Bruce George SCOULLER
C/- FISHER TARANAKI
PO BOX 3061
NEW PLYMOUTH

Application received: 23Jan98

PROJECT LOCATION

Street Address: 17D THAMES STREET, NEW PLYMOUTH
Property ID: 020299
Assessment No: 11741/034.04
Legal: LOT 4 DP 12320

PROJECT

The project is for Additions
Intended Use(s): new conservatory
Intended life: Indefinite but not less than 50 years
Value of Work: $6,800.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: $0.00

Receipt number:	697301	Date: 23Jan98	Amount:	$134.00
Receipt number:	697933	Date: 26Jan98	Amount:	$14.00

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if-

(i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or

(ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Approving Officer .....

Date .../.../...

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

NPDC Inspection Notice

Phone - 7596060 Fax - 7596118 Pursuant to Building Act 1991

Priority 2

Call Number	**BC108**	**Location**	**17 D THAMES STREET**
Title			
Customer	**Mark Scouller**		
Phone	**7585454**	**Area**	**NEW PLYMOUTH**
Customer Address			

Subject

Division	**Building**	**Order Number**	**B/C 22033**
Service	**Inspection**	**Property ID**	
Classification	**Request**		

AUTHORISED OFFICER:- [signature] DATE:- 12 . 3 . 98 TIME:- 4:00

Comments

12:07 - 03/03/98 - TOM MALLILIEU

Mark Scouller : On Site.

Final Inspection (advice of Completion received), Date to arrange;

Number of inspections paid; one (1)
Further inspections are additional and will be charged for.

Conservatory As Per Design.

Go Ahead For Free

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

New Plymouth District Council

COVER SHEET

Printed:23Jan98 Page 1

SSM 197

BC Application No: 22033X
Related: PIM Application No: 22032X

Date Received: 23/01/98
Area: BC_C A MODICA

Name: SCOULLER, Mark Bruce George
Address: 17D THAMES STREET
NEW PLYMOUTH

Lot: 4
DP: 12320
Property ID:020299

Assessment: 11741/034.04

Action No	Action	Estab	Date Returned: More Info Required	Date Returned: Applicant Phoned	Date Returned: Application Correct
1	Receive/Check Information	CLERICAL			
2	Plot Application	RECORDS			23/1 1:10 SSM
3	Compliance with District Plan	PLANNING			SI
4	Vehicle Crossings/Footpath Damage	STREET WKS			
5	Compliance with Building Act	BUILDING			DB 30/1/98
6	Connection/Location	SEWER/WATER			
7	Compliance with BA	PLUMB/DRAIN			D/D 30/1/98
8	Approval	BUILDING			

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

ENTERED 13 MAR 98.

RECEIVED
29 JAN 1998

Approved 30.1.98

Not Approved

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

Plumbing & Drainage/Building/Environmental Health/Hazardous Substances

File Note. May be shallow fill to front corner.
Pile to extend to solid ground

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

New Plymouth District Council

Printed:23Jan98 Page 1

COVER SHEET

S3&197

BC Application No: 22033 Date Received: 23/01/98
Related: PIM Application No: 22032 Area: BC_C A MODICA

Name: SCOULLER, Mark Bruce George
Address: 17D THAMES STREET
NEW PLYMOUTH

Lot: 4
DP: 12320
Property ID:020299

Assessment: 11741/034.04

Action No	Action	Estab	Date Returned
1	Receive/Check Information	CLERICAL	
2	Plot Application	RECORDS	
3	Compliance with District Plan	PLANNING	
4	Vehicle Crossings/Footpath Damage	STREET WKS	
5	Compliance with Building Act	BUILDING	
6	Connection/Location	SEWER/WATER	
7	Compliance with BA	PLUMB/DRAIN	
8	Approval	BUILDING	

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

Not Approved Planning*

Reason(s)

☐ Bulk/Location ☐ Parking/Load
☐ Resource Consent ☐ Landscaping
☐ Trees/Heritage ☐ Hazard

Sign/Date

Other _____

Actions	Date/Initial

*** S35(1A) to Building Act to apply if Building Consent Issued**

Approved Planning

24/1/98

Sign/Date

Building Consent Conditions Required

☐ S36 BA ☐ S37 BA
☐ Landscaping ☐ RC Condition
☐ Trees/Heritage ☐ _____

Other _____

Actions	Date/Initial

Masters/planning/planning cover

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

Project Information Memorandum

Only include information relevant to this project - Complete prior to processing

PIM Details	Info Enclosed - Data Inputted (Initial)
Fill. —	
Plans held by the Archive that the site has been subject to filling. Any Eng report may be required prior to development depending upon the nature & location of the fill relative to any bldg work.	

New Plymouth District Council — Printed:23Jan98 Page 1

COVER SHEET

BC Application No: 22033 — Date Received: 23/01/98
Related: PIM Application No: 22032 — Area: BC_C A MODICA

Name: SCOULLER, Mark Bruce George
Address: 17D THAMES STREET
NEW PLYMOUTH

Lot: 4
DP: 12320
Property ID:020299

Assessment: 11741/034.04

Action No	Action	Estab	Date Returned
1	Receive/Check Information	CLERICAL	
2	Plot Application	RECORDS	
3	Compliance with District Plan	PLANNING	
4	Vehicle Crossings/Footpath Damage	STREET WKS	
5	Compliance with Building Act	BUILDING	
6	Connection/Location	SEWER/WATER	
7	Compliance with BA	PLUMB/DRAIN	
8	Approve	BUILDING	

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

	More Info Required	Applicant Phoned	Application Correct	No Encls (in duplicate)
Public Health				
Crossing				

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

RECEIVED
- 3 MAR 1998

ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. To assist you this form is provided for you to notify us of the completion and it should be returned to us at the appropriate time.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to rectify will be issued.

The Code of Compliance Certificate is an important component of the new Building Control System, and as well as being necessary to comply with the Law it is in the owners interest to obtain one as it will confirm that the work has been satisfactorily carried out.

Your co-operation in completing and returning the form will be appreciated.

insp paid; 1 no insp to date

Under Building Consent No: BC 22033 ..... Senior Consents Officer: Approvals

OWNER DETAILS

NAME: MARK SCOULLER
MAILING ADDRESS: 17d Thames St
New Plymouth
CONTACT:
PHONE: 7585454 FAX:

PROJECT LOCATION

STREET ADDRESS: 17d Thames Street
New Plymouth
LEGAL DESCRIPTION: (As shown on Certificate of Title)
VALUATION ROLL NO:
LOT: DP: SECTION:

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

- [✓] All
- [ ] Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:

- [✓] A Final
- [ ] An interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see on right)

The attached particulars include:

- [ ] Building Certificates
- [ ] A Code Compliance Certificate issued by a Building Certifier
- [ ] Producer Statements

Signed by or for and on behalf of the owner:

NAME: MARK SCOULLER POSITION: Owner

SIGNATURE: MScouller DATE: 28-2-98

PTO

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

TARANAKI COUNTY COUNCIL

Robe Street
NEW PLYMOUTH.

4/6.

INFORMATION IN CLOSED FILE
198

12 April 1979

The Chairman,
Taranaki County Council,
NEW PLYMOUTH.

Sir,

RE: ENCUMBRANCE - COWLEY

Messrs Govett Quilliam and Co. have written regarding the release of an encumbrance on Lot 6 D.P. 12320 (Thames Street). The encumbrance was registered due to the fact that filling on certain lots was not satisfactorily done and was to ensure that purchasers were made aware of the situation and had available engineering raports on the nature of the filled land.

The applicants state that as the Memorandum of Encumbrance is a first charge over the property no first mortgagee could pay out any funds until the Memorandum of Encumbrance was discharged.

Legal opinion has been sought on the effect of the encumbrance and Council has been advised that how long the encumbrance remains is a matter for Council to decide but that their feeling is that the encumbrance has served its purpose after completion of, say, the foundations of the first dwelling. Each lot would, of course, have to be treated on its merits.

The first opinion was not conclusive because it did not deal with the possibility of additional houses, replacement houses (because of fire) etc. A later opinion (by a different solicitor) records the view that the encumbrance should be released and then deals with a general consideration of the law of negligence as it applies to Local Bodies.

On balance it appears the Council should discharge the encumbrances at an appropriate time and that a general resolution such as the following should be passed :

"That any encumbrance registered against any lot in D.P. 12320 by Memorandum of Encumbrance No 249823.5 be released under the Common Seal of the Council upon a certificate from the County Engineer that the foundations of the first residential building on any such lot have been completed to his satisfaction."

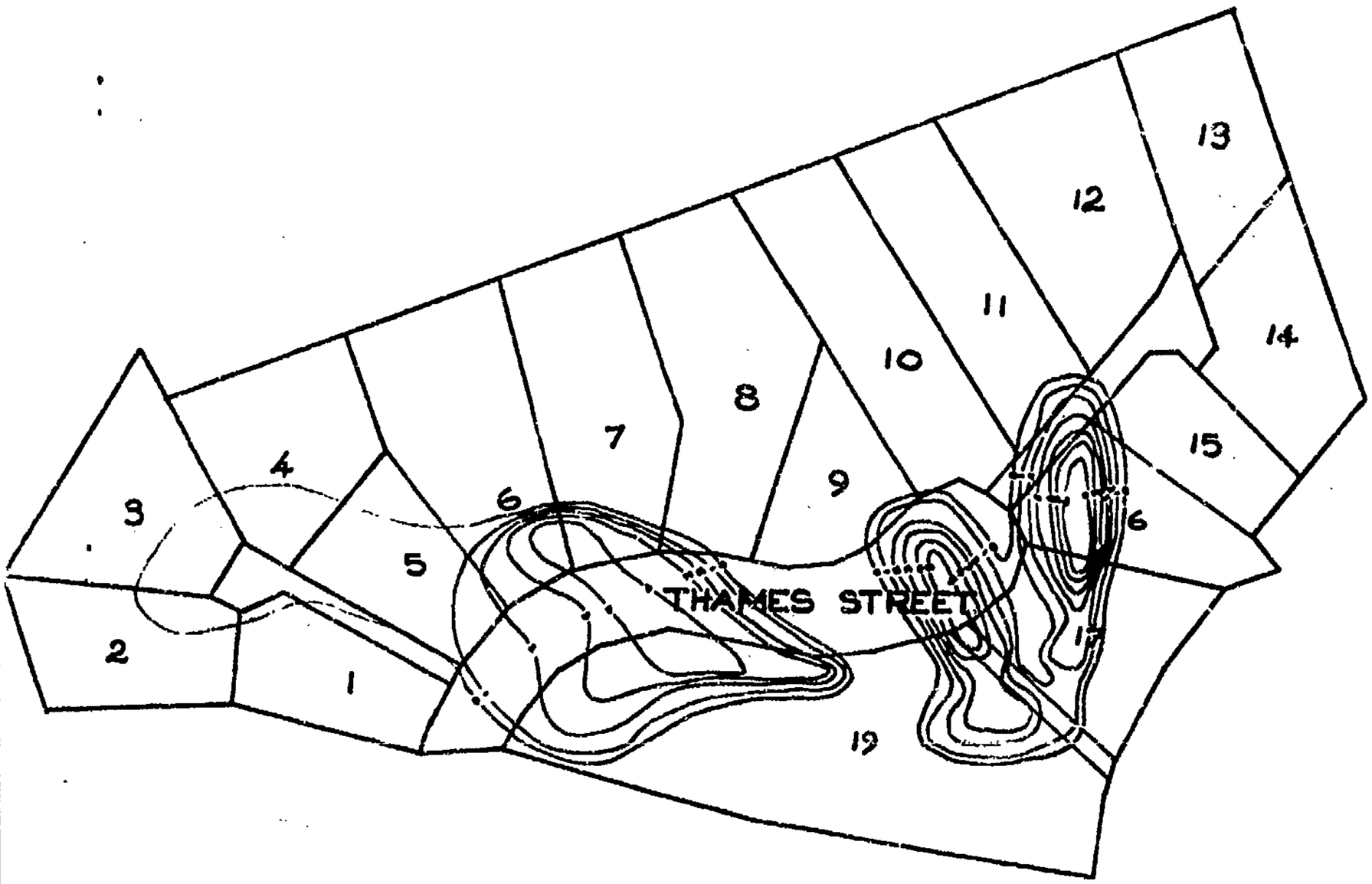
Approved by Council 20.4.79.

Yours faithfully,

J.S. PUTT
COUNTY CLERK

2981

P372401



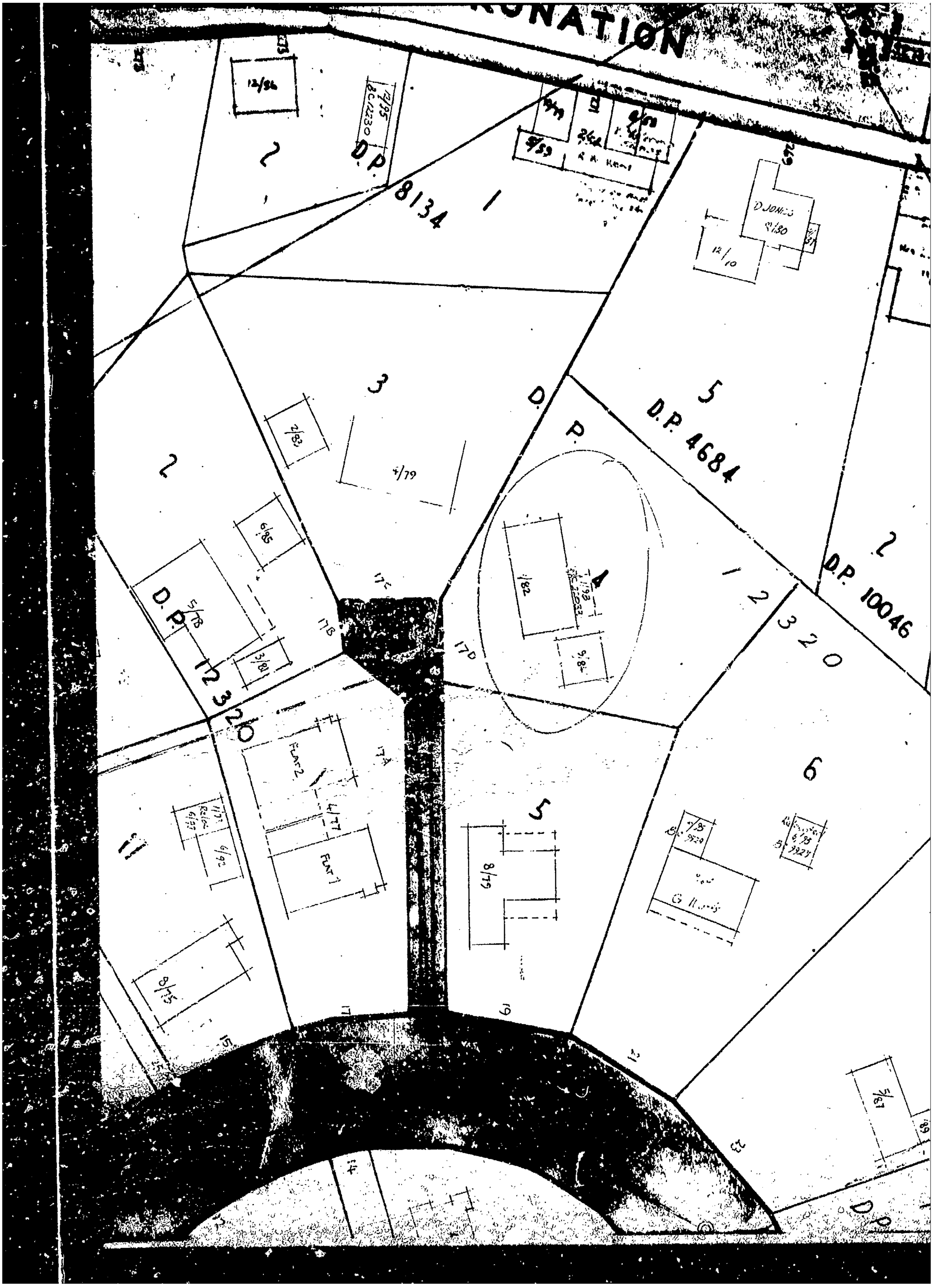
Contour Interv

AS BUILT FILL CONTOURS OF THAMES ST EXTENSION

GRAY M C CHRISTENSEN & PARTNERS

SCALE 1:750

Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010



Document Set ID: 1002312
Version: 1, Version Date: 19/07/2010

S79/170

DO NOT SCALE — IF IN DOUBT ASK

LOCATION PLAN

SCALE 1:7.5

LOCATION OF WORKS

SERVICES

- GAS
- TELECOM
- POWER — P
- SEWER
- WATER — DI
- STORMWATER
- PROPOSED SEWER
- EXISTING SEPTIC TANK
- EXISTING WATER SERVICE — WS

NOTES

1/ LEVELS IN TERMS OF TARANAKI DATUM 1970
COORDINATES IN TERMS OF GEODETIC CIRCUIT 1949
ORIGIN OF LEVELS NPDC BM34 RL 62.856m

CADASTRAL INFORMATION DERIVED FROM THE DEPARTMENT OF SURVEY AND LAND INFORMATION'S DIGITAL CADASTRAL DATABASE (DCDB). CROWN COPYRIGHT RESERVED. APPROVED FOR INTERNAL REPRODUCTION BY NEW PLYMOUTH DISTRICT COUNCIL.

3/ POSITION OF SERVICES ARE INDICATIVE ONLY. CONTRACTOR MUST CONTACT THE RESPECTIVE ADMINISTERING AUTHORITIES FOR LOCATION AND MARKING PRIOR TO EXCAVATION.
DETECT SERVICES ARE THE AGENCY FOR LOCATING AND MARKING ALL NPDC SERVICES.

4/ ALL SERVICES CROSSING AND ADJACENT TO PROPOSED PIPELINE MUST BE PHYSICALLY LOCATED PRIOR TO EXCAVATION.
WATER SERVICE PIPES NOT SHOWN ON PLAN OR LONGSECTIONS.

5/ ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE NPDC STANDARD SPECIFICATION FOR SANITARY SEWERS AND STORMWATER DRAINS.

6/ THE THAMES ST WATER MAIN IS 100 ø AC WITH 40 ø PVC AT NUMBERS 29 AND 20-30

7/ ALL SEWER LATERALS, INCLUDING SEWERS IN RIGHT OF WAY, TO BE 100mm mPVC. REFER TO SPECIFICATION CLAUSE 2.1

8/ SHADED HOUSES ARE THOSE DWELLINGS INCLUDED IN CONTRACT

MANHOLE	NORTHING (mN)	EASTING (mE)
MH1	706373.52	288223.78
MH2	706389.52	288205.82
MH3	706403.79	288145.49
MH4	706413.55	288144.92
MH4A	706422.13	288185.83
MH5	706415.15	288119.12
MH6	706397.32	288093.06
MH7	706356.02	288065.15
MH8	706281.92	288106.90
MH9	706265.06	288109.73
MH10	706333.34	288218.75
MH11	706307.27	288214.81
MH12	706254.85	288124.38
MH13	706229.60	288127.21
MH14	706198.94	288034.04
MH15	706207.04	288003.87
MH16	706258.15	288248.73
MH17	706276.85	288313.90

SHEET1 / SHEET2 / SHEET3

BC Nº 23000 (22000)
To Be Converted.

REV	REVISION DETAILS	APPD	DATE

NEW PLYMOUTH DISTRICT COUNCIL
WORKS AND SERVICES DEPARTMENT
ENGINEER MANAGER : B.E. DAVEY
B.E.(HONS) M.E.(DIST) M.I.P.E.N.Z.

LOCATION/JOB
NEW PLYMOUTH THAMES STREET SEWER

DRAWING TITLE
SEWER MAIN & RISING MAIN PLAN

CONSULTANT:	FIELDWORK	S.TAYLOR
TECHNICAL SERVICES BUSINESS UNIT	DESIGNED	D.EDGECOMBE
	DRAWN	J.DEADY
JOB NO. W96/010	CHECKED	C.BELL
CAD NO.	APPROVED	
CLIENT:	RECOMMENDED	
JOB NO.	APPROVED	
CAD NO.	DATE	

ORIGINAL SCALES
A1 1:500 A3 1:1000

DRAWING No. D32-330 SHT 1 OF 5 REV.

APPLICATION No. 23564 / 23567

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

PRIVATE BAG 2025 NEW PLYMOUTH 4260: PHONE 06 759 6060 FAX 06 759 6118

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (PIM)

Application Type: Tick Boxes Where Appropriate

Combined Building Consent & PIM ☑

Building Consent Only* Quote PIM Number _____ ☐

* A PIM is required before a building consent can be issued

Project Information Memorandum Only ☐

Plan and Specification Confidentiality ☐
(not available for minor buildings)

FOR OFFICE USE Property ID 0202919 Scale Code DFP2

Valuation No. _____ / _____ • _____

(C)

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS: 17 D (Street No.) THAMES ST. (Street)

NEW PLYMOUTH (Town/District)

Lot: 4 DP: 12320

or Section No. _____ District: _____

OWNER'S NAME MARK SCOULLER

Surname or company name

OWNER'S POSTAL ADDRESS - if different from 'SITE ADDRESS'

Street No. _____ Street/PO /Private Bag _____

Town/District _____

APPLICANT'S DETAILS (Second Person):

Tick this box if the applicant is the owner ☐

If the applicant *is not* the owner, please give applicant details:

Attn C.A. PEPPER

Surname _____

First Names _____

PUBLIC HEALTH DIVISION, N.P.D.C.

Company name

RECEIVED
26 MAY 1998
CUSTOMER SERVICE CENTRE

50 @ 8-15

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME: PUBLIC HEALTH DIVISION, NPDC
Surname or company name

Mrs C. A. PEPPER
First names

ADDRESS:
Street No. | Street/PO /Private Bag

Town/District

PHONE: STD | FAX: STD

DESCRIPTION OF BUILDING WORK AND USE:
Description e.g. garage, deck, dwelling, shop, plumbing and drainage, sewerage connection

Drainage to by-pass Septic tank

USE - if different from description

TYPE OF WORK:

Alteration [✓] Addition [ ] Demolition [ ] Plumbing and Drainage Only [ ]

Relocation [ ] Change of Use [ ] New Building [ ]

TOTAL COST OF PROJECT:

$ 1200 . 00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:

$ 1200 . 00 Inc GST

PROJECT DETAILS: Category of Work

Domestic [✓] Farm [ ]

Commercial [ ] Industrial [ ]

AREA OF NEW BUILDING WORK:

m²

INTENDED LIFE OF BUILDING:
(Under the Building Act all buildings shall have a minimum life of 50 years unless specified)

Less than 50 years [ ]

50 years or more [✓]

Specify intended life years

FORMAL DECLARATION - (Please read carefully prior to signing)

This application to carry out new building works is made by me as owner of the property.

Signature: Date:

OR I am the applicant authorised by the owner to make this application for new building works

Signature: Date: 26 MAY 99

NEED HELP? PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:
BUILDING CONSENTS SECTION. Phone (06) 759 6060. Fax (06) 759 6118

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

Project Information Memorandum No:23564
Section 31, Building Act 1991

Issued:04Jun98

CONTACT : MR Christopher Alan PEPPER
C/- NPDC
PRIVATE BAG 2025
NEW PLYMOUTH

OWNER : MR Mark Bruce George SCOULLER
C/- C PEPPER - PUBLIC HEALTH
NPDC - PRIVATE BAG 2025
NEW PLYMOUTH

Application received: 26May98

PROJECT LOCATION

Street Address: 17D THAMES STREET, NEW PLYMOUTH
Property ID: 020299
Assessment No: 11741/034.04
Legal: LOT 4 DP 12320

PROJECT

The project is for Plumbing & Drainage
Intended Use(s): drainage to by-pass septic tank
Intended life: Indefinite but not less than 50 years
Value of Work: $1,200.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this project memorandum in accordance with the attached details, are: $0.00

1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent.
This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevent to the intended "project".
It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan.

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

2: CAN BUILDING WORK PROCEED?

YES- This PIM consent confirms that the proposed building work may be undertaken subject to the conditions of the accompanying Building Consent and any relevent provisions of the Building Act 1991.

3: Sewer Services and Sewage Disposal:

The property is not currently serviced by sewer but a connection is available.

Any on-site waste water sewerage or stormwater disposal system made redundant shall be opened up and emptied by an approved person with any waste being disposed of in an approved manner.

The backfilling of the system once cleaned or removed shall comply with NZS 4431 Code of Practice for Earth Fill for Residential Development or generally made safe from collapse or otherwise by an approved method.

4: Councils Drainage and Services Records:

A copy of the Councils Service Records relating to the property will be enclosed as part of this PIM if relevent to the project.
This information will include where available and relevent to the project:

* A copy of the drainage record card showing drains within the property.
* A plan of water reticulation in the vicinity of the property.
* A plan of sewer reticulation in the vicinity of the property.
* A plan of stormwater reticulation in the vicinity of the property.

The Councils records are in some cases incomplete and relevent information may in some cases be missing.
If you have any queries regarding such matters please contact the Councils Customer Service Centre.

5: Compliance with Building Code:
This section of the PIM identifies areas of non compliance with the Building Code (if any) apparant from the information provided. It is not intended to be a full check for compliance.

The project appears to comply with the Building Act based upon the extent of the information provided.

6: Additional Information

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

(i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or

(ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Ycur attention is also drawn to se·tion 9 of the Building Act 1991 which in effect requires that the owner/ap licant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater that one calender month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

7: Sign Off

Approving Officer.....

Date.../.../....

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

Building Consent No:23567
Section 35, Building Act 1991

Issued:11Jun98

CONTACT : MR Christopher Alan PEPPER
C/- NPDC
PRIVATE BAG 2025
NEW PLYMOUTH

OWNER : MR Mark Bruce George SCOULLER
C/- C PEPPER - PUBLIC HEALTH
NPDC - PRIVATE BAG 2025
NEW PLYMOUTH

Application received: 26May98

PROJECT LOCATION

Street Address: 17D THAMES STREET, NEW PLYMOUTH
Property ID: 020299
Assessment No: 11741/034.04
Legal: LOT 4 DP 12320

PROJECT

The project is for Plumb & Drainage
Intended Use(s): drainage to by-pass septic tank
Intended life: Indefinite but not less than 50 years
Value of Work: $1,200.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: $0.00

Receipt number:	769499	Date:	28May98	Amount:	$105.00
Receipt number:	778904	Date:	10Jun98	Amount:	$162.00

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if-

(i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or

(ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Approving Officer .....

Date .../.../...

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

Apex consultants

Level 3 Civic Centre
Liardet Street PO Box 8174
New Plymouth New Zealand
telephone +(64) (6) 759 5990
fax +(64) (6) 759 5991
e-mail mail@apex-consult.co.nz

10 August, 1998

Our Ref: W96/010/KC

PLANNING & ENVIRONMENTAL
12 AUG 1998

Allen
Tom/Adam
Copy Jerry & Chris Stolle.

Planning and Environmental Services Department
New Plymouth District Council
Private Bag
NEW PLYMOUTH

Attention: Adam Modica

CC: Chris Pepper

Dear Sir,

THAMES STREET SEWER

We wish to clarify the situation regarding inspection points near boundaries on private drains in the Thames Street / Junction Road area. Except as noted below each property has an inspection point immediately inside the property boundary in accordance with normal practice.

The 100mm drains up rights of way (No. 7 Thames Street; 11A, 11B, 13A Thames Street; 17A – 17D Thames Street and 29B – 29E Thames Street) will be public drains (i.e. maintained by the District Council) and there are inspections in each case at the junction to each property or at the nearby connection where the septic tank is close to the right of way.

In the following cases the inspection points are in the road reserve between the footpath and the road boundary due to the existence of a nearby high bank or retaining wall. In these cases an inspection inside the private property would have required excavation to an excessive depth and any such inspection would be relatively inaccessible for future drain cleaning purposes. This situation applies at :

- 48 Tarahua Road
- 1, 7 and 12 Junction Street
- 1 Thames Street

At 12 Junction Street the inspection is at the base of the road cutting, within 2m of the edge of seal and within the road reserve.

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

In the following cases, where the septic tank is within 5 to 8m of the boundary there is no inspection point at the boundary but an inspection is fitted at the location of the septic tank and the drain is a straight run from the tank position to the main sewer in the street. This situation applies at 11 Junction Street and 6, 9 and 13 Thames Street.

These minor variations from normal practice arise from:

a) the use of underboring in place of normal cut-and-fill drainlaying methods and
b) the prior existence of high banks and walls at or near the property boundary.

Yours faithfully

Colin Bell
SENIOR ENGINEER

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

18-Aug-1998 13:22

New Plymouth District Council - Service Centre Request

Priority **2**

Call Number	**BK441**	Location	**17D**
Title			**THAMES STREET**
Customer	**DAVID LAWRENCE**		
Phone	**NIL**	Area	**NEW PLYMOUTH**
Customer Address			

Subject

Division	**Building**	Order Number	**BC 23567**
Service	**Inspection**	Property ID	
Classification	**Request**		

Allocation

Allocate/Assign	**BUILDING, TOM MALLILIEU**	Alert date/time	**00:00**
Logged By	**KELLY PILCHER**	Next Action	
Log Date/Log Time	**18-Aug-1998 13:19**		

Resolution

Council Fix	**20-Aug-1998 13:19**	Contractor Fix	**00:00**
SLT1	**2 Days**	SLT2	

18.8.98 2:20pm

Comments

13:20 - 18/08/98 - KELLY PILCHER

Sewer test this p.m. or 1st thing Wednesday a.m.

D. Lawrence On Site.

✓ Connection To Main ✓

✓ Septic Tank B. Filled ✓

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

2/I 4/6

New Plymouth District Council Printed:26May98 Page 1

COVER SHEET

BC Application No: 23567 X Date Received: 26/05/98
Related: PIM Application No: 23564 X Primary Area: BC_C A MODICA

4/6

Name: SCOULLER, Mark Bruce George
Address: 17D THAMES STREET
NEW PLYMOUTH

Lot: 4
DP: 12320
Property ID:020299

Assessment: 11741/034.04

Action No	Action	Estab	Date Returned		
1	Receive/Plot Information	CORP SERVIC			
2	Connection/Location	SEWER/WATER			
3	Compliance with Building Act	PLUMB/DRAIN			
4	Approval	PLUMB/DRAIN			✓ 25-98
	E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====				
			More Info Required	Applicant Phoned	Application Correct

P/D

Drainage Plans Enclosed Yes/~~No~~ Plans Taken Yes/No

29.5.97 AIR TEST ~ -11-
29.5.97. CONNECTION TO MAIN. ~ SATISFACTORY.
18.8.98. SEPTIC TANK BACKFILLED ~ -11-
20.8.98 DAG ✓
" NOE ✓

RECEIVED 24 AUG 98

RECEIVED
26 MAY 1998

Approved P Hyde 3.6.98

Not Approved

1

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. To assist you this form is provided for you to notify us of the completion and it should be returned to us at the appropriate time.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to rectify will be issued.

The Code of Compliance Certificate is an important component of the new Building Control System, and as well as being necessary to comply with the Law it is in the owners interest to obtain one as it will confirm that the work has been satisfactorily carried out.

Your co-operation in completing and returning the form will be appreciated.

Under Building Consent No: 23567 ..... Senior Consents Officer: Approvals

OWNER DETAILS

NAME: .....
MAILING ADDRESS: .....
.....
CONTACT: .....
PHONE: ..... FAX: .....

PROJECT LOCATION

STREET ADDRESS: 17D Thames St. N.P.
LEGAL DESCRIPTION: (As shown on Certificate of Title)
VALUATION ROLL NO: 11741/034:04
LOT: 4 DP: 12320 SECTION: .....

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

☑ All

☐ Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:

☑ A Final

☐ An interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see on right)

The attached particulars include:

☐ Building Certificates

☐ A Code Compliance Certificate issued by a Building Certifier

☐ Producer Statements

Signed by or for and on behalf of the owner:

NAME: C A Pepper ..... POSITION: SENIOR ENGINEER

SIGNATURE: ..... DATE: 29 Aug 98

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

OFFICE COPY

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

APPROVED: ..... DATE 13-6-88

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

235641 23567

CB 26/5/98

17 D THAMES St

Lot 4
DP 12320
0.1166

17 + D

S.T.

I.P.

BOX

Lot 5
DP 12320
0.0879

DGCI

17 + C

Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

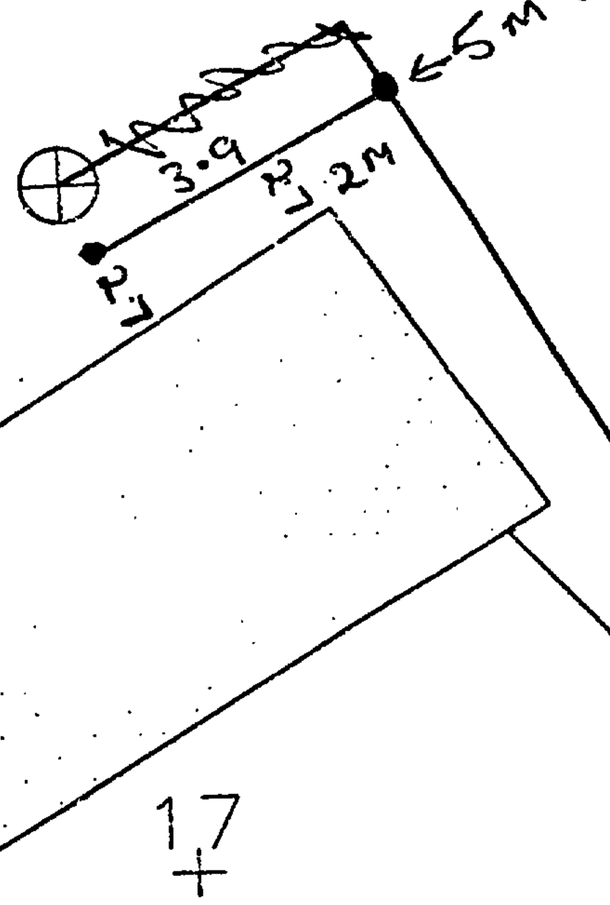
Document Set ID: 1002276
Version: 1, Version Date: 19/07/2010

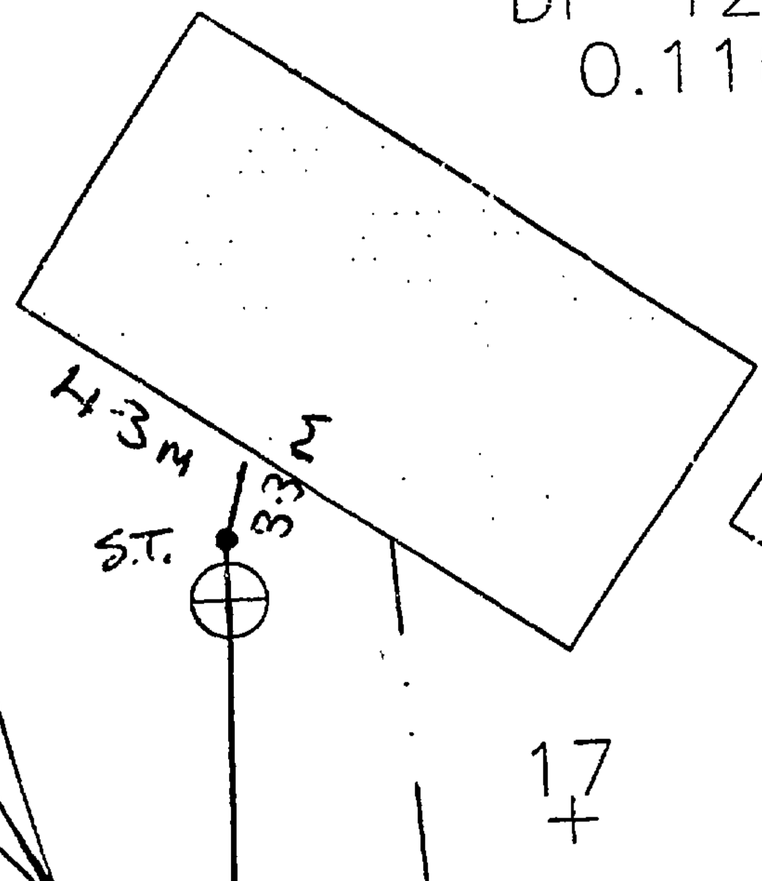
17 D THAMES St

BC: 23567

FILE COPY

Lot 4
DP 12320
0.1166





17 D
RI & IP
Marked on kerb
are 1.2m out from
kerb

Hand Dig only
Watch for water Pipe to
17 C 20mm 600 Deep
& storm water line
Rodding Eye
To Thames St
Beside SWMH
·6m Deep

17
+
C

17
+
D

TP
1.2 Deep

IP

4.3M

2M

BOX

Rodding Eye 6 Deep

DUCT

Lot 5
DP 12320
0.0879

17 B

No. 17d Sec. Lot 4 D.P. 12320

Address Thames Street, NP

DRAINAGE AND PLUMBING REGISTER

OWNER H.J. + O.A. Green

ADDRESS 170 Thames Street

BUILDER

PLUMBER J.S. Pipe

DRAINLAYER "

CONSENT No. BP8983

P/LINE PD 5214

PLUMBING J.S. Pipe

DRAINAGE "

FINAL 20.8.82

NATURE OF WORK Plumbing + Drainage

DRAIN SATISFACTORY 20/8/82 PLUMBING SATISFACTORY 20/8/82

FALL AND DESCRIPTION Connect to sewer 21.4.98

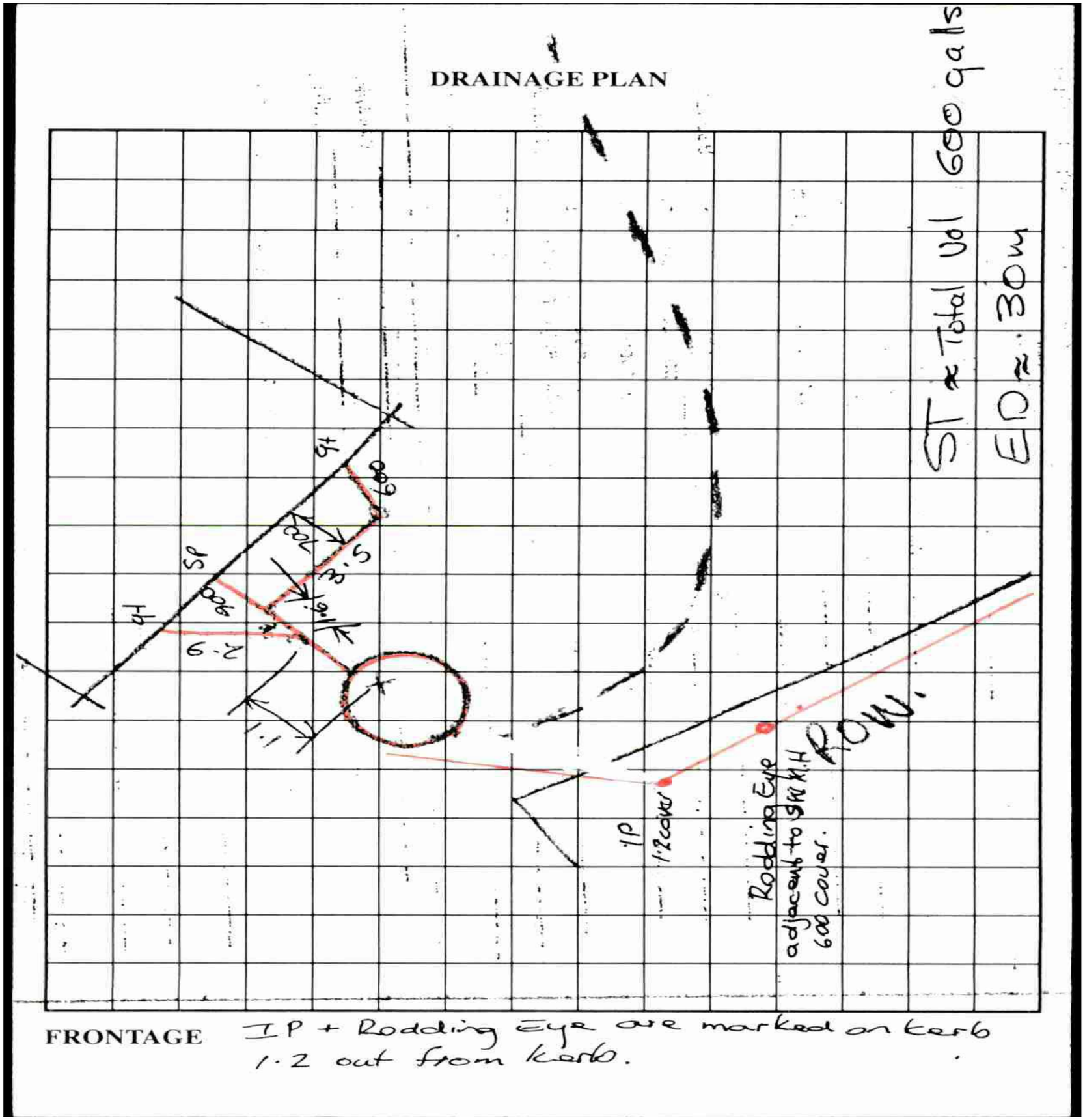
TNL PRINT - 31961

Property I.D. 020299

Inspector

Document Set ID: 388676
Version: 1, Version Date: 18/07/2003

DRAINAGE PLAN



FRONTAGE IP + Rodding Eye are marked on kerb 1.2 out from kerb.

Document Set ID: 388676
Version: 1, Version Date: 18/07/2003

POWERED BY

ownly

Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

027 493 7134

darrell@bestmove.co.nz

bestmove.co.nz