move.

council records

1/113 pioneer road
moturoa

2 of 2

Statement of Passing Over:

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10mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

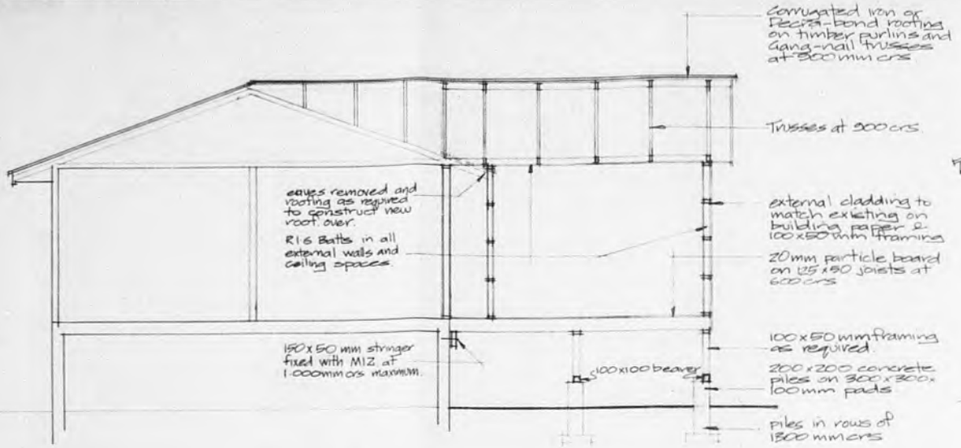
Permit No 13158

56401

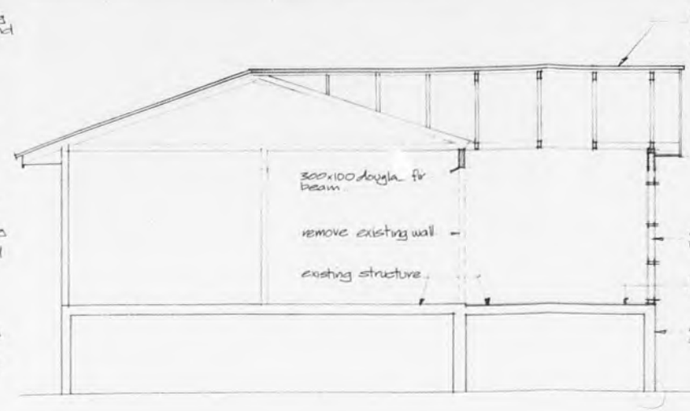
Date 27-9-82

12-4-83

No. Sheets 2



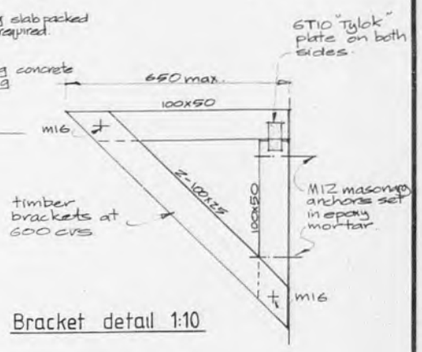
section A A (1:50)



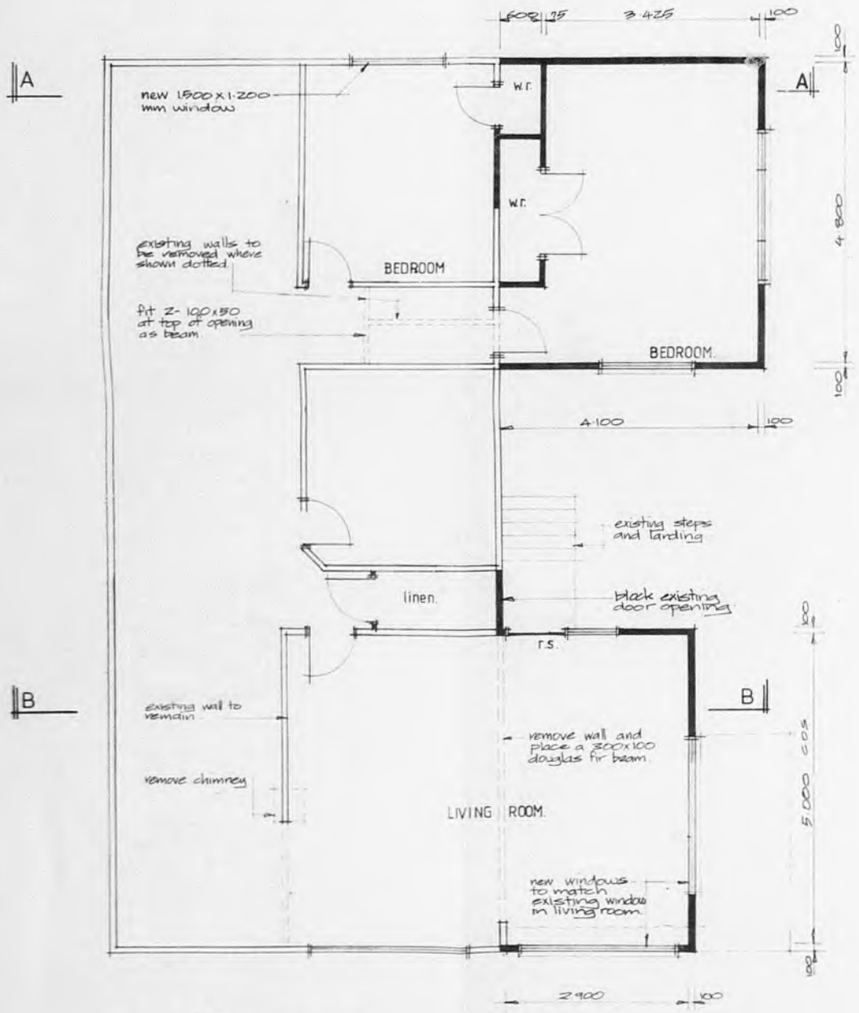
section B B (1:50)

AMENDMENT

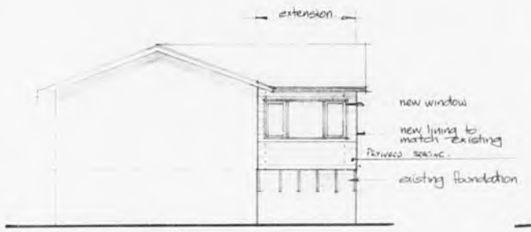
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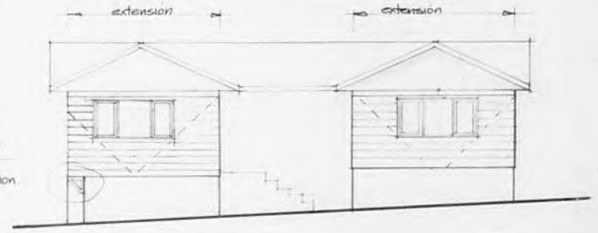


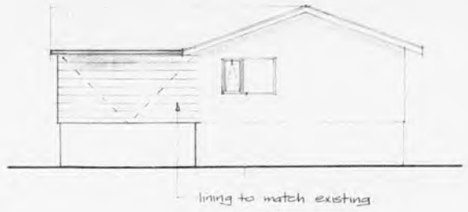
Bracket detail 1:10



Floor plan. (1:50)







elevations. (1:100)

site plan.

GENERAL NOTES

133/113

No	AMENDMENTS	Ck'd	Date
1.			
A			

CONTRACTORS TO
Verify all dimensions on site before commencing any work
Refer to figured dimensions
Refer all discrepancies to drawing office

	NAME	DATE
SURVEYED		
DESIGNED		
DRAWN		
TRACED		
CHECKED		
APPROVED		

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TSE GROUP
CONSULTANTS LIMITED
ARCHITECTS, ENGINEERS, SURVEYORS & TOWN PLANNERS
WELLINGTON 97 TARANAKI ST P.O. BOX 6643 TELEPHONE 845-059
AUCKLAND 13 CHESHIRE ST P.O. BOX 6584 TELEPHONE 361-700
PARAPARAUMU P.O. BOX 188 TELEPHONE 6047
NEW PLYMOUTH P.O. BOX 337 TELEPHONE 88-395
HAMILTON P.O. BOX 9345 TELEPHONE 84-538

JOB TITLE
extensions to OLSEN RESIDENCE by
LSL Lyndsay sole ltd.

SHEET TITLE

PROJECT 852 14. ASPECT

AMENDMENT

SCALE

DRAWING

1 of 1 SHEET

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

433/113

NEW PLYMOUTH CITY COUNCIL

3 71 23911

FOR OFFICE USE: File No. Check Sheet No.

Receipt No. 18533 Sewer Sheet No. 14

Date of Receipt 12.4.83 Zone Roo R1

TO THE CITY ENGINEER 18 MAR 1983 Date ✗ 17-3-83

APPLICATION FOR BUILDING PERMIT Lot No.

At (House No.) 113 PIONEER RD. D.P.

For erection of WOODSTOVE "FISHER" TEDDY Sec No.

OWNER MR + MRS G.H. ~~EEERS~~ OLSEN ADDRESS 113 PIONEER RD

Proposed Use HEATING

Foundation Walls Roof

AREA of Site

AREA of existing buildings M^2

AREA of existing accessory buildings M^2

AREA of Building in application M^2

Builder ✗ L. D. MANU Address 42 WOODLEIGH STREET. N.P.

Designer N.A. Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE Corrected Value	Fees
Total Value of Building	$ 1000-00		
Sanitary Plumbing and Drainage	$		
Value of Building for Permit	$		
Water for Building			
Building Research Levy on	$		
Hoardings Mths @			
		TOTAL FEES BUILDING	

Starting Date ✗ 23-3-83 Finishing Date ✗ 23-3-83

NAME AND ADDRESS OF APPLICANT MR. G.H. OLSEN

113 PIONEER RD. N.P Phone 512-198

Signature of Applicant ✗ G H Olsen, W.A. Olsen

Signature of Owner ✗

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

NEW PLYMOUTH CITY COUNCIL

433/113

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

File No. 3 71

Project: FISHER STOVE — Check Sheet No. 23911

Owner: C H OLSEN — Sewer Sheet No. 197 — Plotted: _____

Address: 113 PIONEER RD — Zone: Res R1

Lot No. 1 — D.P. 9266 — Sec. No. _____ — Area of Site: _____

VERIFIED TO BE COMPLETED BY 25 MAR 1983

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.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accom.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Amalgam. of Titles	

Remarks:

Approved _____

Not Approved _____

24/3

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 _____ Height above Datum _____

Distance: Main to Boundary _____

Boundary to Load _____

Required Service _____

Meter _____

FEE $:

C : PLUMBING

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

Total Values _____

Supply Pipe Sizes _____ P.V.C. ☐ Copper ☐ Gal. Iron ☐

Backflow Prev. _____

Other Fittings _____

Estimated Value _____ Plumbing Fee _____

DRAINAGE

Existing _____ Required _____

Fittings Required _____

Common Drain _____

Septic Tank _____

Stormwater _____

Estimated Value _____ Drainage Fee _____

Total Estimated Value P. & D. $___:__ FEE $ N/A

D : VEHICULAR CROSSINGS

Type of Footpath _____ Condition _____

Kerb & Channel _____

Existing Crossing _____

New Crossing _____ Position _____

Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $: **DEPOSIT DAMAGE FEE** $:

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved_____
Not Approved_____

Approved_____
Not Approved_____

Approved MC 22/3
Not Approved_____

Approved MC
Not Approved_____

Approved_____
Not Approved_____

433/113

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved DW 23/3/83

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No N/A

Approved _____

Not Approved _____

G : BUILDING

Remarks:

As the heat shield is only 12 high the method of shielding the remainder of the flue is to be specified on the plans.

FEES:		
Bldg.	1,000	17.00
Water Bldg.		
B.R.L.		
TOTAL		$ 17.00

Building Inspector _____

Approved 30.3.83

Not Approved 21.3.83

Specification: _____

Structural Engineer _____

Approved _____

Not Approved _____

Fire Service _____

WETTING TO BE CONSIDERED 30.3.83

Recommended _____

Not Recommended _____

PERMIT NO. 5640

APPROVING ENGINEER

Approved _____

Not Approved 31/3/83

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

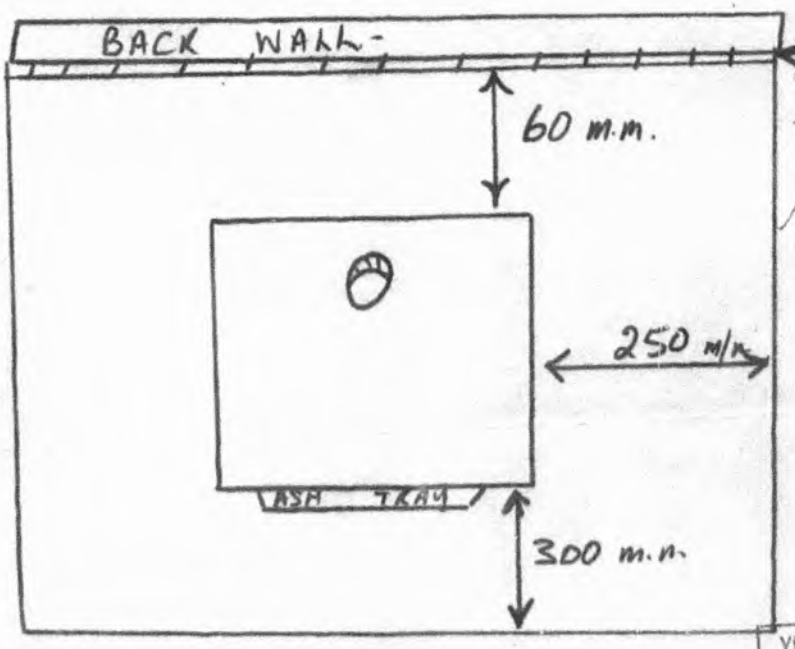
12-4-83

No. Sheets 12

433/113

BACKWALL INSTALLATION OF "TEDDY BEAR" FISHER FOR 8+8 MAR 1983

MR. + MRS G. H. OLSEN
113 PIONEER RD
NEW PLYMOUTH.



VETTING TO BE COMPLETED BY 25 MAR 1983

SCREEN: 1200 mm ~~SQUARE~~ X 1200

HEARTH: 50 m.m. Earth Slab.

NEW PLYMOUTH CITY COUNCIL
FOR BUILDING WORK 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.

	DATE
TOWN PLANNING	
PUBLIC HEALTH	31-3-83
BUILDING	30.3.83
ENGINEER	

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

BC25/133666 NPDC Approved for Building Consent, 24/04/2025

ASPLAN ARCHITECTURE

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Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROPOSED NEW ADDITION FOR ERROL PASCOE 113 PIONEER RD, NEW PLYMOUTH.

NPDC SITE COPY

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

Approved: NPDC Date: 24/04/2025

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

CONTENTS

WORKING DRAWINGS

A-00 - SPECIFICATION NOTE
A-01 - SITE PLAN & DRAINAGE
A-02 - EXISTING FLOOR PLAN
A-03 - PROPOSED FLOOR PLAN
A-04 - EXISTING ELEVATIONS
A-05 - PROPOSED ELEVATIONS
A-06 - FLOOR FRAMING & BRACING PLANS
A-07 - ROOF FRAMING & ROOF PLANS
A-08 - CROSS SECTIONS A-A & B-B

A3 -DETAIL SHEETS

A-09 - FOOTING DETAILS
A-10 - ROOF DETAILS
A-11 - FIXING DETAILS
A-12 - BGC CONSTRUCTION DETAILS
A-13 - BGC CONSTRUCTION DETAILS
A-14 - BGC CONSTRUCTION DETAILS
A-15 - BGC CONSTRUCTION DETAILS
A-16 - PLUMBING, WINDOW & DOOR SCHEDULE

SPECIFICATION CONTENTS

- GIB BRACING CALCULATION
- GIB EZYBRACE SYSTEM SPECIFICATION
- THERMAL CALCULATIONS
- E2 NZBC DETAILS
- LUMBERLOK FIXING SCHEDULE
- LUMBERLOK PILE FIXING DETAILS
- BGC SOFFIT SPECIFICATION
- TEKTON BUILDING WRAP SPECIFICATION
- THERMACRAFT WRAP SPECIFICATION
- COORUGATED ROOFING SPECIFICATION
- DESIGNIT RAFTER CALCULATION
- BATT INSULATION
- EXPOL INSULATION SPECIFICATION

J/N 1338

BC25/133666 NPDC Approved for Building Consent, 24/04/2025

ARCHITECTURAL SPECIFICATION.

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Preliminary and General

Extent of work
Proposed New Alteration & additions at 113 Poineer Rd, New Plymouth
Described in these drawings and specifications.

Workmanship and materials
- All work shall comply with the New Zealand building codes
- All work shall be the best of their respective kinds
- All work shall be carried out by skilled and appropriately qualified tradespeople and where qualified by the manufacturer.
- All materials shall be installed and fixed according to the manufactures specifications and technical manuals - literature.

Health and Safety
- Comply with the requirements of the Health and Safety in Employment Act.
- A safe and clean building site shall be maintained at all times.

Wind Zone
Wind zone for this site shall be considered *LOW*
Excavation
Excavate and stockpile topsoil from building site for re-use

Concrete
- All concrete to comply with NZS 3109 relevant causes
- All concrete masonry to comply with NZS 4229:2013
- Concrete to be a minimum of 20mpa strength

Carpentry and Miscellaneous

General - compliance

New Zealand building code, local authority bylaws, all other relevant building clauses not listed herin.

Timber framing - General notes
- All framing to have max moisture content of 18% before living
- All timber to be SG8 framing grade unless noted otherwise
- Framing sizes listed are as NZS 3604 2011

It is the responsibility of the contractor to check and confirm framing requirements of the various claddings specified throughout the drawing set as they may vary to those listed below.
By all accounts, the manufacturer's literature shall be strictly adhered to.
- H1.2 Treated timber shall be used in all wet area situations unless noted otherwise.

Timber framing
Bottom plates - 90x45 H1.2
External studs - 2400mm 90x45mm H1.2 at 600 CRS max
Internal studs - 2400mm 90x45mm H1.2 at 600 CRS max
Dwangs/nogs - 90x45mm H1.2 at 800 CRS max, 600 CRS for BGC Stratum.
Top plates - 2/ 90x45mm H1.2

Timber floor
- Floor Framing, Piles 125x125 H5, Bearers 2/ 140x45 H3.2, Joist 140x45 @ 400crs max H1.2.

20mm plywood flooring, H3 to ALL areas.

Lintels
- All lintel sizes to be in accordance with size listen on A-16 schedule within a drawing set, all strapped where required in accordance with NZS 3604 2011, fixing table 8.14

Roof framing
- 140x45 Rafters @ 900 crs H1.2 SG8

Fixings
- All fixings to comply with the appropriate tables in NZS 3604 2011
- Fixing durability to comply with NZS 3604 2011 section 4
- Lintels strapped fixed to resist uplift to NZS 3604 2011, section 8, figure 8.12 where required.
- Top plates to studs - 2-100x3.75mm skewed nails and 2-wire dogs or bowmac 25.1mm sheet brace strap - 7kn connection
- Provide all property metal fixings as required
- Exterior bolt and plates to be stainless steel

Exterior Cladding
(Refer to drawings for extents of claddings)

- BGC Stratum board on cavity over timber frame.

Cladding to be installed in strict accordance with the manufacturers specification and installation details.

- BGC Durasheet paint finished soffit lining with PVC jointers,cladding to be installed in strict accordance with the manufacturers specifications and installation details.

Interior Linings
(Refer to drawings for extents of claddings)

Interior wall linings
- 10mm GIB Plasterboard wall lining typical, stopped for paint finish (level 4 finish)
- 10mm GIB Aqualine wall linings in and behind wet areas (ensuites) stopped for paint finish generally (level 4 finish).

Impervious vinyl flooring to E3/AS1 requirements, for laundry area

Interior ceiling linings
13mm GIB Plasterboard ceiling linings on Timber ceiling battens at 600 CRS max
13mm GIB Aqualine Plasterboard ceiling linings on Timber ceiling battens at 600 CRS max to wet areas

Interior Finishes

Doors
Selected by client

Floor coverings
Selected vynil floors to areas indicated.

Insulation

Walls generally
R2.2 Pink Batt insulation to external timber framed walls typical

Roof
R3.2 Pink Batt insulation to roof spaces, cut to fit snuggly between roof and ceiling members

Roofing

General
- 0.40BMT Corrugated profiled roofing, over self-supporting building paper on 70x45mm H1.2 timber purlins at 900 CRS max on pre-fabricated timber trusses at 900 CRS max by an approved truss manufacturer
- All ridge, hip, valley & roof penetrations to be in accordance with NZBE E2/AS1 or where noted elsewhere.

Fascia
- Ex30mm H3.2 timber fascia board where required to match existing with paint finish.

Spouting
Colorsteel spouting. Install all spouting to appropriate and acceptable falls

Downpipes
80mm Colorsteel downpipes to match spouting.

Electrical

General
Electrical work to comply with the New Zealand electrical wiring regulations latest amendments

Circuits
- Lighting circuits 1.0mm on 10amp MCB's
- Power circuits 2.5mm on 16amp MCB's
- All wiring to be concealed

TV
Provide aerial and power outlets to sky digital specifications

Switches
Switches to match existing - mount all light switches 1200mm above floor level unless noted otherwise

Light fittings
Install all fittings and lamps to manufacturer's installation instructions - selected by owner/client

Power Outlets
All power outlets to be doubles, mounted 300mm above floor level except where over benches unless noted otherwise

Plumbing and Drainage

General
- Plumbing and drainage sizes and falls to comply with NZBC G13/AS1.

All drains shall be laid to acceptable falls - do not oversize for lack of fall
- All drains and wastes to be Upvc
- All hot and cold water piping to be K2
- Insulate all hot water piping with Armaflex

Aluminium Windows and Doors

Window type
Powdercoated aluminium windows, double glazed with condensation channels

Door type
Powdercoated aluminium doors, double glazed with condensation channels

General notes
- Glazing to comply with NZS 4223
- Double glazing
- Level of tinting to be confirmed on site before window manufacture
- 2 stage catches to all windows
- All opening windows within 760mm of floor level to be fitted with restrictors so as not to permit the passage of a 100mm sphere - to comply with NZBC F4 -Safety from Falling
- Provide laminated safety glass to all windows and doors where below 500mm from floor level and in wet areas
- Confirm all finishes, including level of tint, opaque glazing etc.. with client before manufacture

Smoke Alarms
Provide smoke alarms in accordance with NZS 4514:2021 to locations as indicated on drawing sheet *A-03*

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE
New Addition
& Alteration.

Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

SHEET TITLE
SPECIFICATION NOTES

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
-	A-00

BC25/133666 NPDC Approved for Building Consent, 24/04/2025

Notes:
Drawing must be read in conjunction with specification.

All dimensions to the building are from outside edge of foundation walls.

Main contractor, plumber/drainlayer and/or electrician to confirm all actual network service connections before commencing work and allow for any necessary council applications/permits for new connection/crossings etc.

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TOWN PLANNING

ADDRESS: 113 PIONEER RD,
NEW PLYMOUTH
LOT 1 & DP 9266
ZONE: RESIDENTIAL

COVERAGE

SITE AREA	1925m²
EXISTING BUILDINGS AREA	366m²
PROPOSED ENTRY ADDITION	7.85m²
TOTAL BUILDING AREA	373.85m²
SITE COVERAGE	19.42% OK

NZS 3604 - ENVIRONMENTAL ZONE

EARTHQUAKE ZONE: ZONE 1
EXPOSURE ZONE: ZONE C
CLIMATE ZONE: ZONE 2
WIND REGION: A
RAINFALL INTENSITY (RANGE) 90 - 100
WIND ZONE (BRANZ MAPS): LOW

COMPLIANCE WITH NZBC E1-

*Adequate steps **must** be undertaken for the control of storm-water and sediment during construction. Failure to comply may lead to enforcement action being taken under the Building Act 2004.*

COMPLIANCE WITH NZBC F5-

Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.



Site Plan
Scale 1:250

KEY

STORM WATER DRAINS

SH NOTE
NEW SOAK HOLE
750Øx5mt deep
100mmØ dia upvc surface
water drain to connect
into new soak hole.
3mt min from dwelling
& 1.5mt from side boundaries min.

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

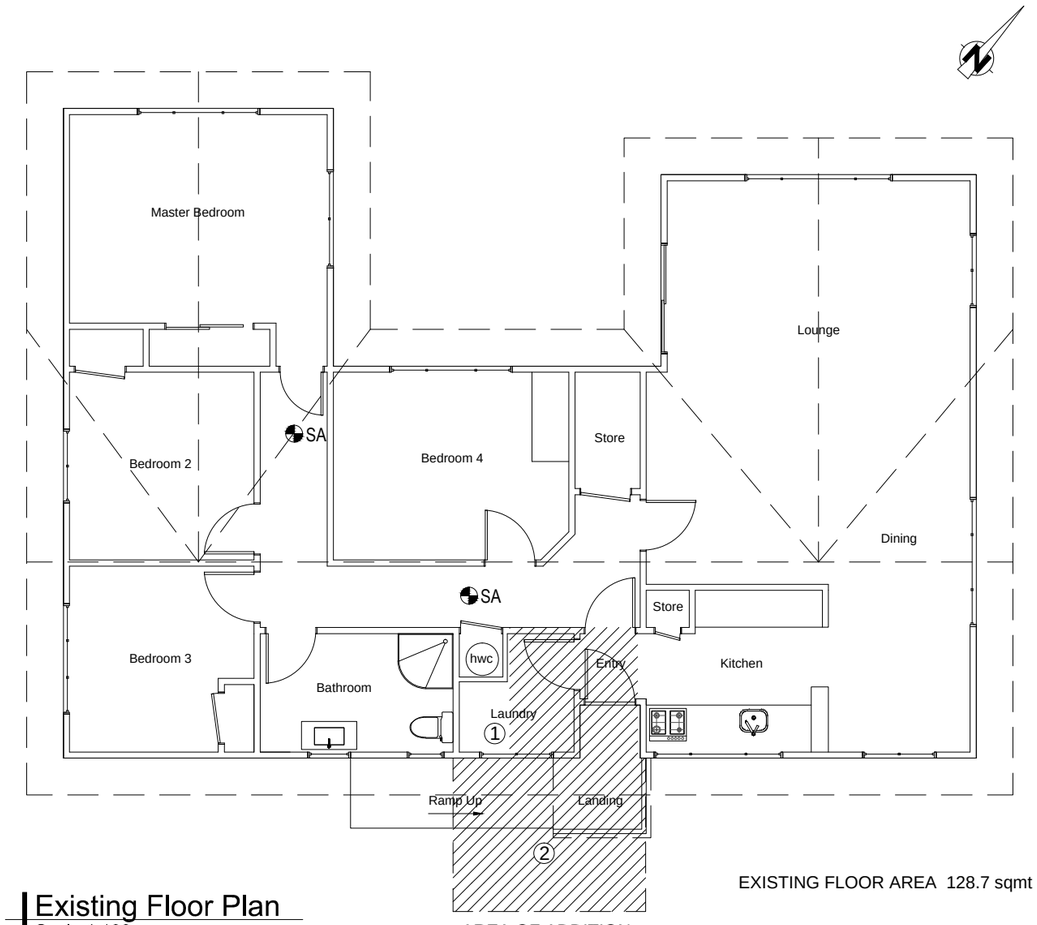
PROJECT TITLE
New Addition
& Alteration.

Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

SHEET TITLE
SITE PLAN

DESIGN: EP	DATE: 19-03-25
DRAWN: TB	PROJECT NUMBER: 1338
SCALE: 1:250	SHEET NUMBER: A-01

BC25/133666 NPDC Approved for Building Consent, 24/04/2025



Existing Floor Plan
Scale 1:100

EXISTING FLOOR AREA 128.7 sqmt

AREA OF ADDITION

SCOPE OF WORK

Item 1: Remove Laundry & relocate.
Item 2: Add new Entry

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N W E S

Elevation Orientation

LOW Wind Zone

DEMOLITION NOTES

Read demolition plan in conjunction with proposed floor plan & specification. Check existing on site to gauge scope of work to be carried out. Co-ordinate with Owner for all relocating, disposal and/or temporary storage of existing fittings etc. Allow to dump surplus demolition material and keep site free of debris at all times.

Contractors shall note that this plan is indicative only and based on existing drawings and site measures. All locations of walls will need to be confirmed on site by building contractor prior to starting work.

In addition to areas/items indicated remove any rails, shelves, folding partitions, fixtures, fittings and the like.

Make good all surfaces affected by demolition

Allow to isolate all service associated with any demolished fixtures / fittings

Allow to confirm by testing presence of asbestos and undertake removal work in accordance with Worksafe New Zealand requirements

DEMOLITION LEGEND

Existing walls etc. to be removed

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE

New Addition
& Alteration.

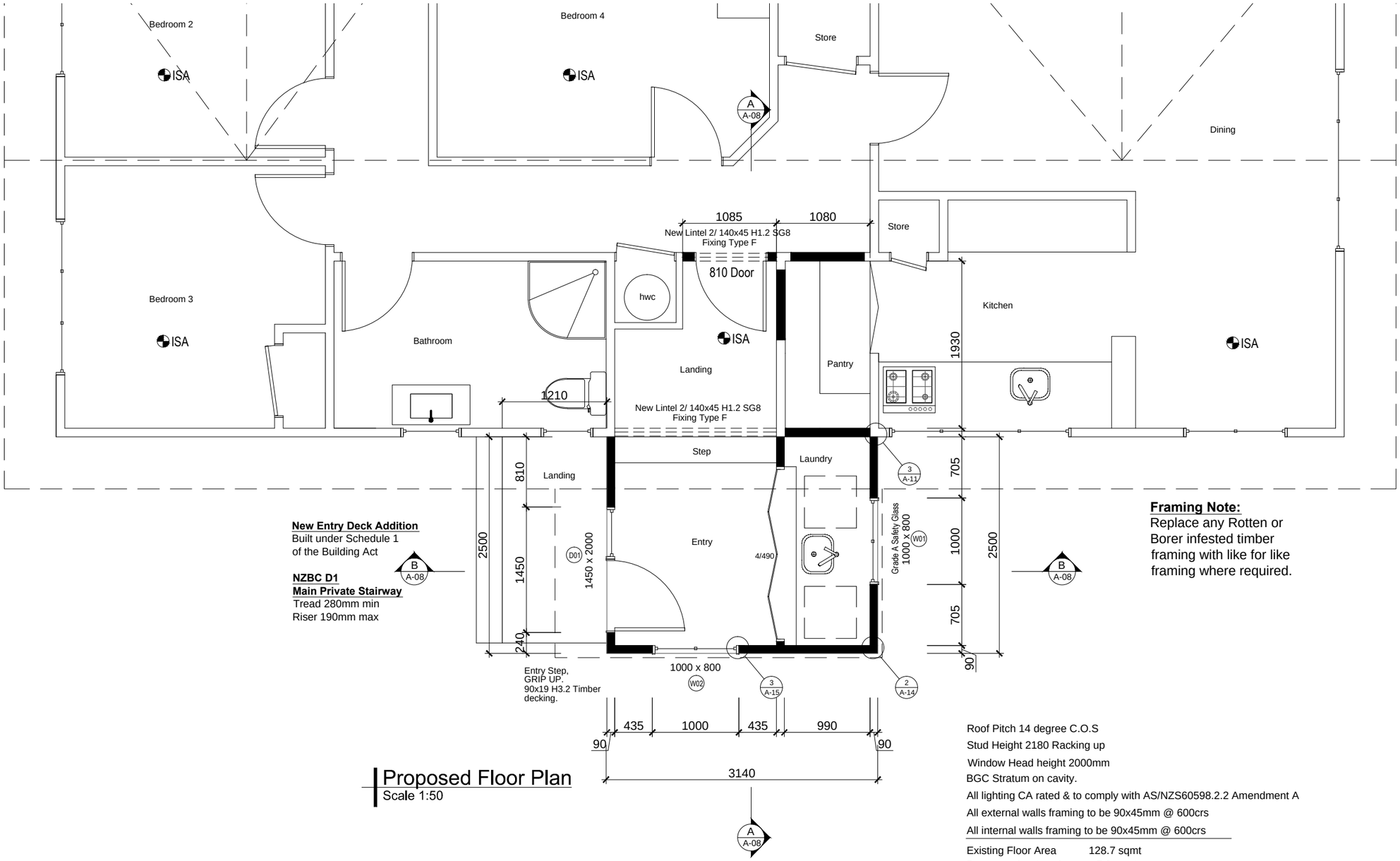
Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

SHEET TITLE

FLOOR PLANS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:100	A-02

BC25/133666 NPDC Approved for Building Consent, 24/04/2025



New Entry Deck Addition
Built under Schedule 1
of the Building Act

NZBC D1
Main Private Stairway
Tread 280mm min
Riser 190mm max

Proposed Floor Plan
Scale 1:50

Framing Note:
Replace any Rotten or Borer infested timber framing with like for like framing where required.

Roof Pitch 14 degree C.O.S
Stud Height 2180 Racking up
Window Head height 2000mm
BGC Stratum on cavity.
All lighting CA rated & to comply with AS/NZS60598.2.2 Amendment A
All external walls framing to be 90x45mm @ 600crs
All internal walls framing to be 90x45mm @ 600crs

Existing Floor Area	128.7 sqmt
Proposed Addition Area	7.8 sqmt
TOTAL FLOOR AREA	136.5 sqmt

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N W E S

Elevation Orientation
LOW Wind Zone
ISA = Interconnected Smoke Alarms

NEW WALL LEGEND

- New 90x45 SG8 studs @ 600crs framed walls
- Existing walls to remain

CAUTIONARY NOTES:
Site measure and confirm all joinery sizes, reporting to designer any changes PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

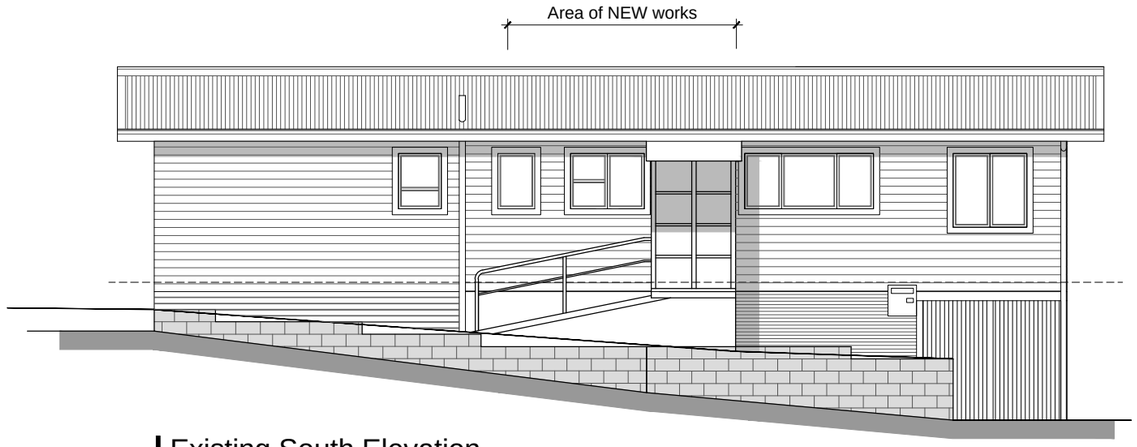
PROJECT TITLE
New Addition
& Alteration.

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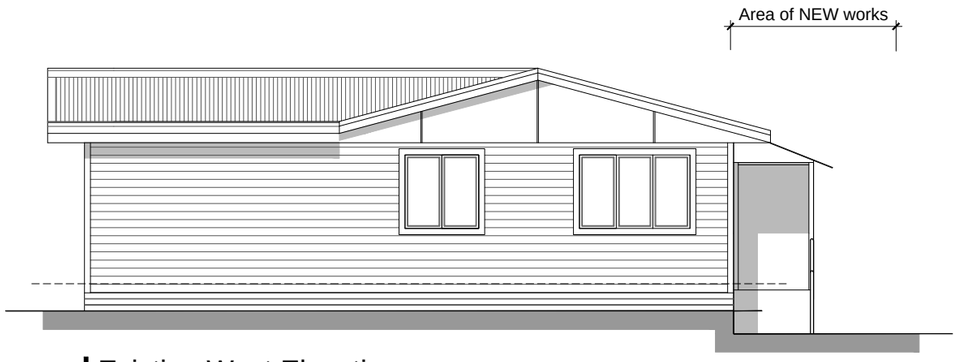
SHEET TITLE
PROPOSED FLOOR PLAN

DESIGN: EP	DATE: 19-03-25
DRAWN: TB	PROJECT NUMBER: 1338
SCALE: 1:50	SHEET NUMBER: A-03

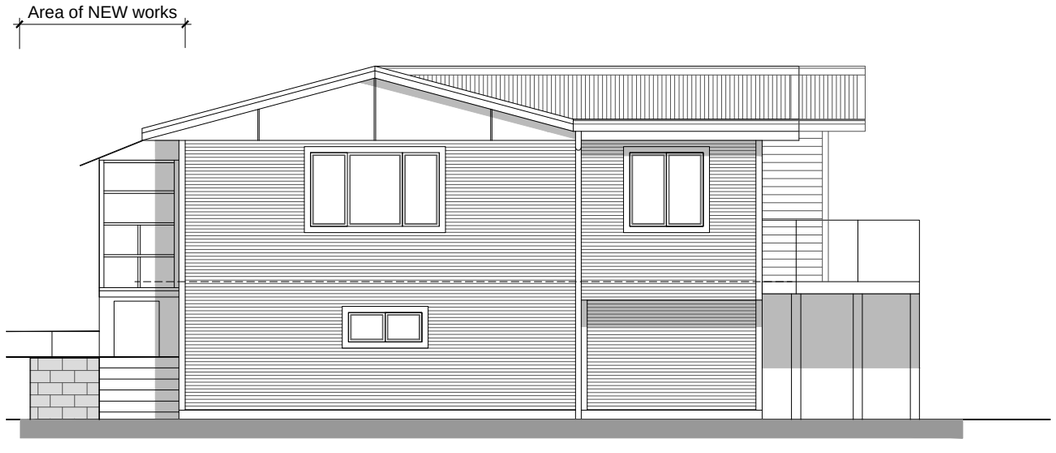
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Existing South Elevation
Scale 1:100



Existing West Elevation
Scale 1:100



Existing East Elevation
Scale 1:100

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N
W E
S

Elevation Orientation
LOW Wind Zone

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P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE

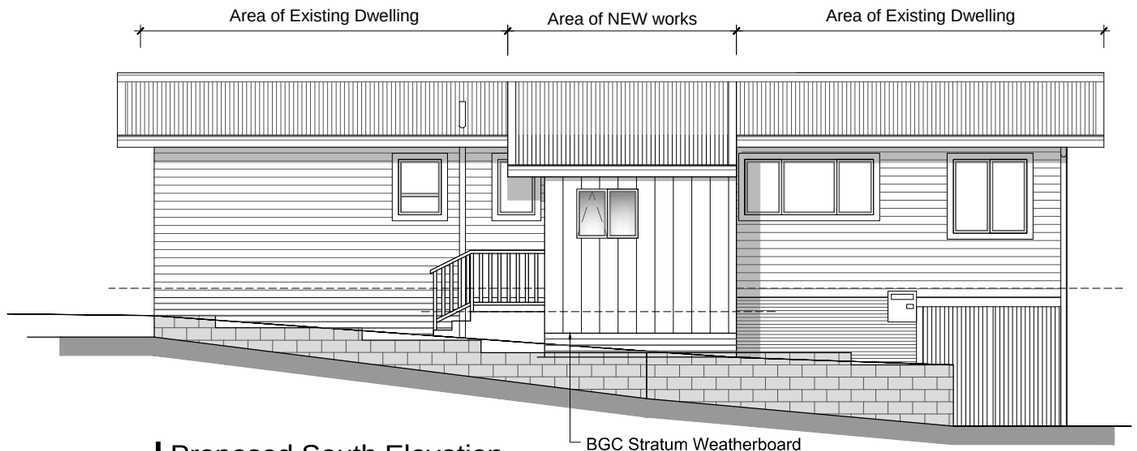
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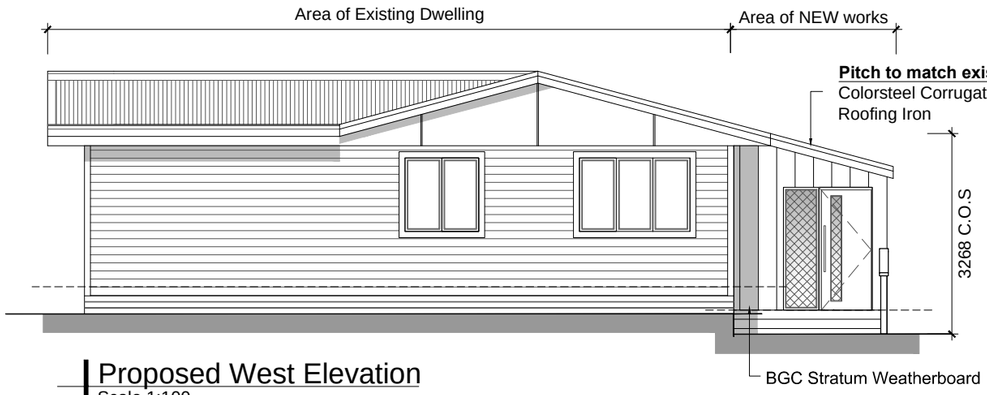
SHEET TITLE
EXISTING ELEVATIONS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:100	A-04

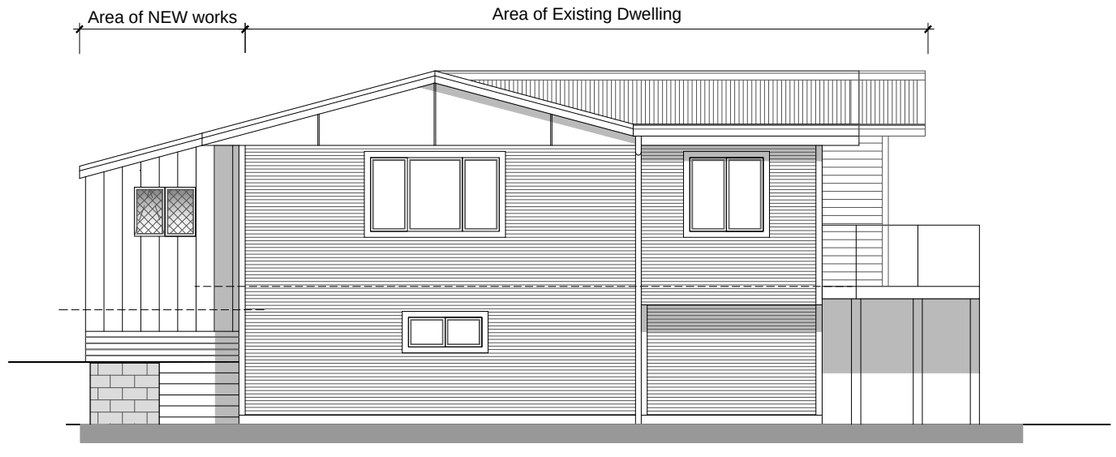
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Proposed South Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100

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N
W E
S

Elevation Orientation
LOW Wind Zone

KEY
NZBC F2 Hazardous Building Materials and NZS 4223.3
Glazing to be safety glass

Wind Zone Calculation	
ACTION	VALUE
Wind Region	A
Lee Zone	NO
Ground Roughness	URBAN
Site Exposure	SHELTERED
Topographic Class	GENTLE
Wind Zone	LOW

Building Envelope Risk Matrix - All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (Branz Maps)	Low risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves Width	Very High risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
	Total risk score:	8

BGC Stratum on cavity

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

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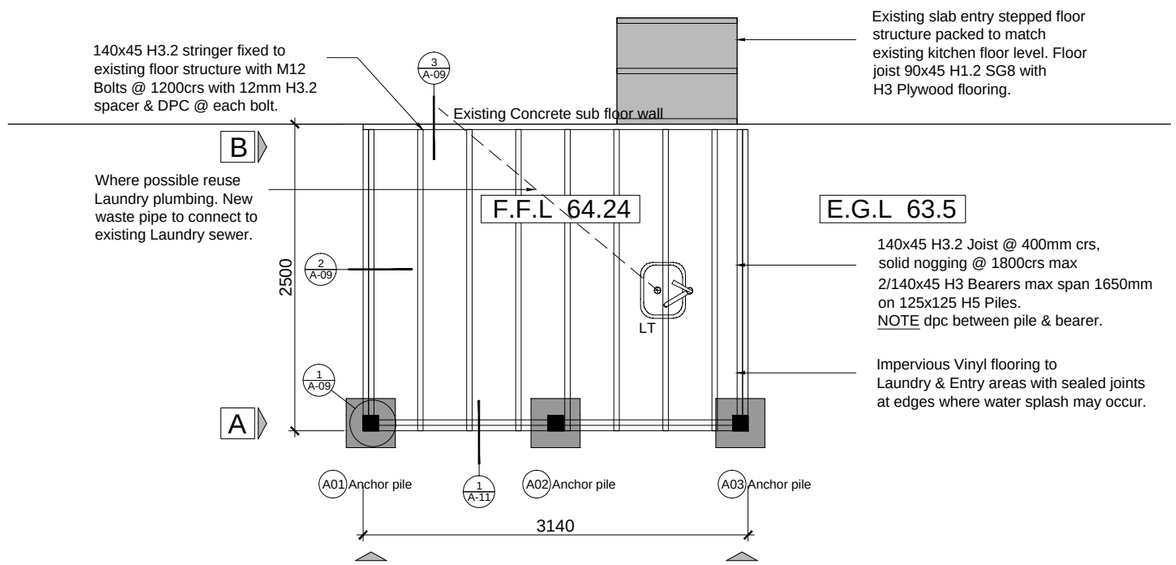
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SHEET TITLE

PROPOSED ELEVATIONS

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TB	1338
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1:100	A-05

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Floor Framing Key

Piles: 125x125 H5
Bearers: 2/ 140x45 H3.2 max span 1.65mt
Joist: 140x45 H1.2 @ 400crs max span 2.7mt
Nogged @1.8mt min.

AP — Anchor pile 400mm x 400mm x 1200mm deep concrete footing to 125 x 125 H5 Timber anchor piles. detail as per NZS 3604:2011 Chapter 6, FIG 6.9 & FIG 6.10

B?? ANCHOR PILE
Indicates foundation bracing no.
brace type.
Refer to Bracing calculations in specification.

NOTE:
ALL STRUCTURAL FIXING WITHIN 600mm TO GROUND LEVEL TO BE TYPE 304 STAINLESS STEEL.

Plumbing & Drainage Notes:

All foul water systems shall comply with the NZBC compliance documents G13
All surface water drainage systems shall comply with the NZBC compliance documents acceptable solutions E1/AS1 'Surface Water'.
All pipe material shall comply with the NZBC compliance documents G13.Run all wastes within wall cavity where possible.
Combine all sanitary fixture vent pipes where possible to avoid too many roof penetrations. e.g within roof space.

Potable water to G12/AS1

Plumbing Legend:

FIXTURE WASTE PIPE

Plumbing Key G13:

LT Laundry Tub - DN40 @ 1:40 min

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Floor Framing & Plumbing Plan
Scale 1:50

NZS 4305-1996, clause 3

ACCEPTABLE MAXIMUM PIPE LENGTHS			
Norminal pipe size (mm)	10	15	20
Length (m)	25	12	7

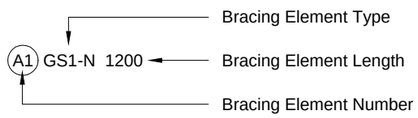
Bracing Notes:

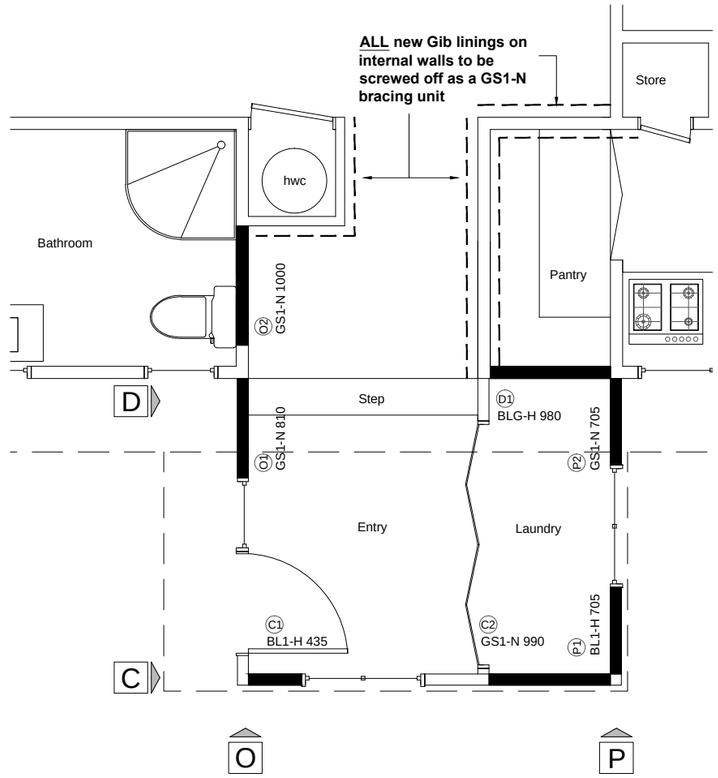
GS1-N = GIB Standard Plasterboard one side
BL1-H = GIB Blaceline one side
BLG-H = GIB Blaceline one side + Standard Plasterboard on the other

Panel Hold-downs
GS Bracing Systems do not require hold-downs. All bracing systems incorporating GIB Braceline require a hold-down at both ends of the bracing element.

Refer to Gib Ezybrace systems literature bracing specifications for fixing requirements.

Bracing Key:





Bracing Plan
Scale 1:50

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

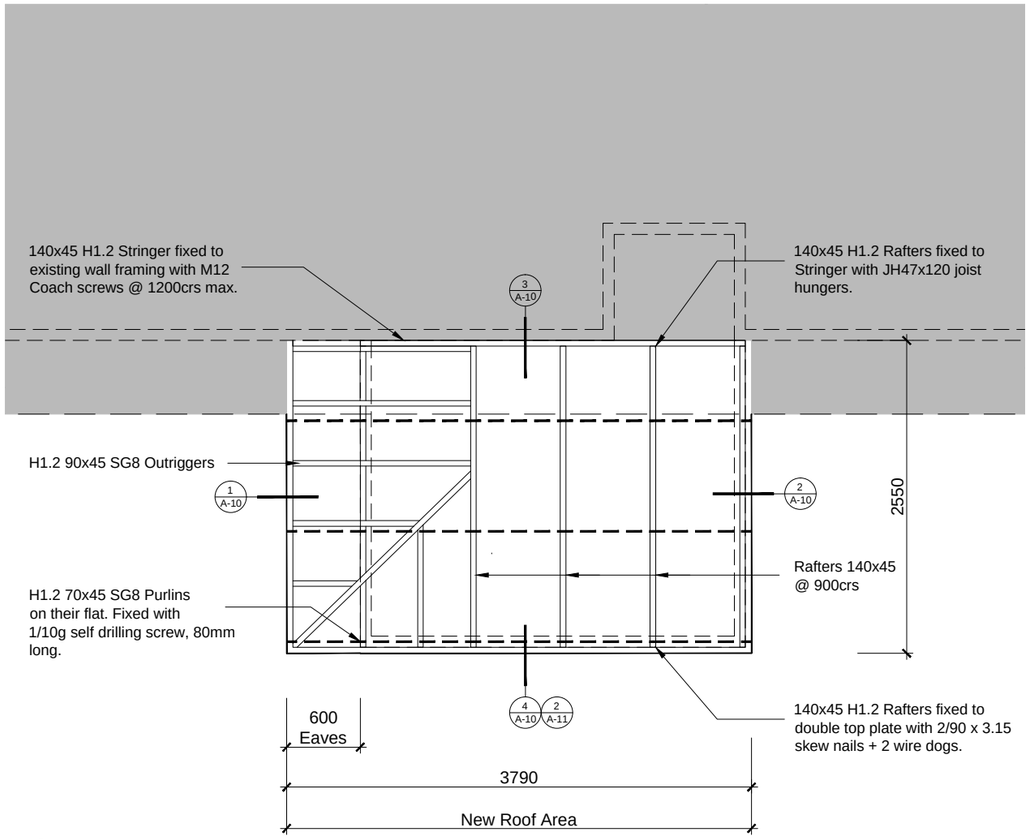
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SHEET TITLE
FLOOR FRAMING, PLUMBING & BRACING PLAN

DESIGN	DATE
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TB	1338
SCALE	SHEET NUMBER
1:50	A-06

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Roof Framing Plan
Scale 1:50

Roof Framing Fixing:

Framing Element	Fixing Capacity	Fixing Type
Purlin to rafter. (NZS3604: 10.10)	2.4 (kN)	1/ 10g self-drilling, 80mm long
Rafter Or Purlins To Top Plate	4.7 (kN)	2 / 90x3.15 skew nails & 2 wire dogs
ALL roof framing fixings to be hot-dripped galvanised steel as per Table 4.1 Section 4 NZS 3604:2011		

Roof Framing Notes:

Allow to trim out for all flues, vent pipes, etc. Rafters to be setout as shown roof framing plan. Blocking midspan of purlins/ rafters is required throughout. Blocking & nogs not shown for clarity.All fixing for roof structure as per NZS3604:2011 for roof framing in Low windzone. Fixing/connections uplift resistance as per NZS 3604:2011

Roof Framing Legend:

Wall under

DP ○ Downpipe

HP High Point of Gutter

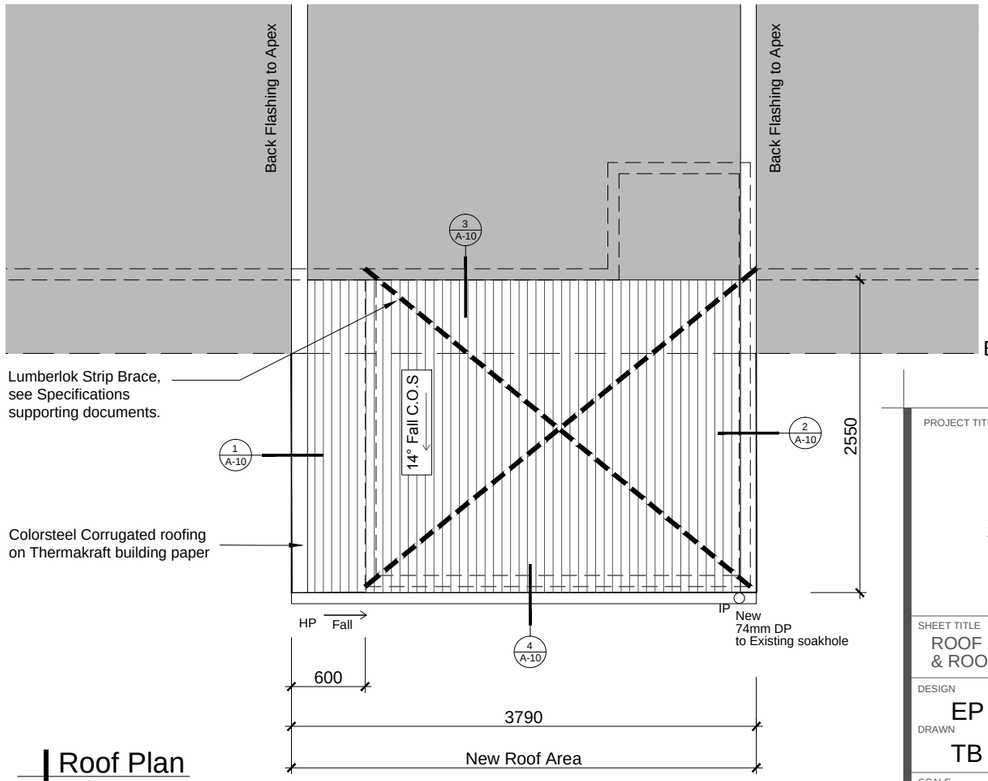
Lumberlok Strip Brace, see Specifications supporting documents.

14° Pitch Rafter roof framing @ 900crs with Colorsteel metal roofing.

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Roof Plan
Scale 1:50

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

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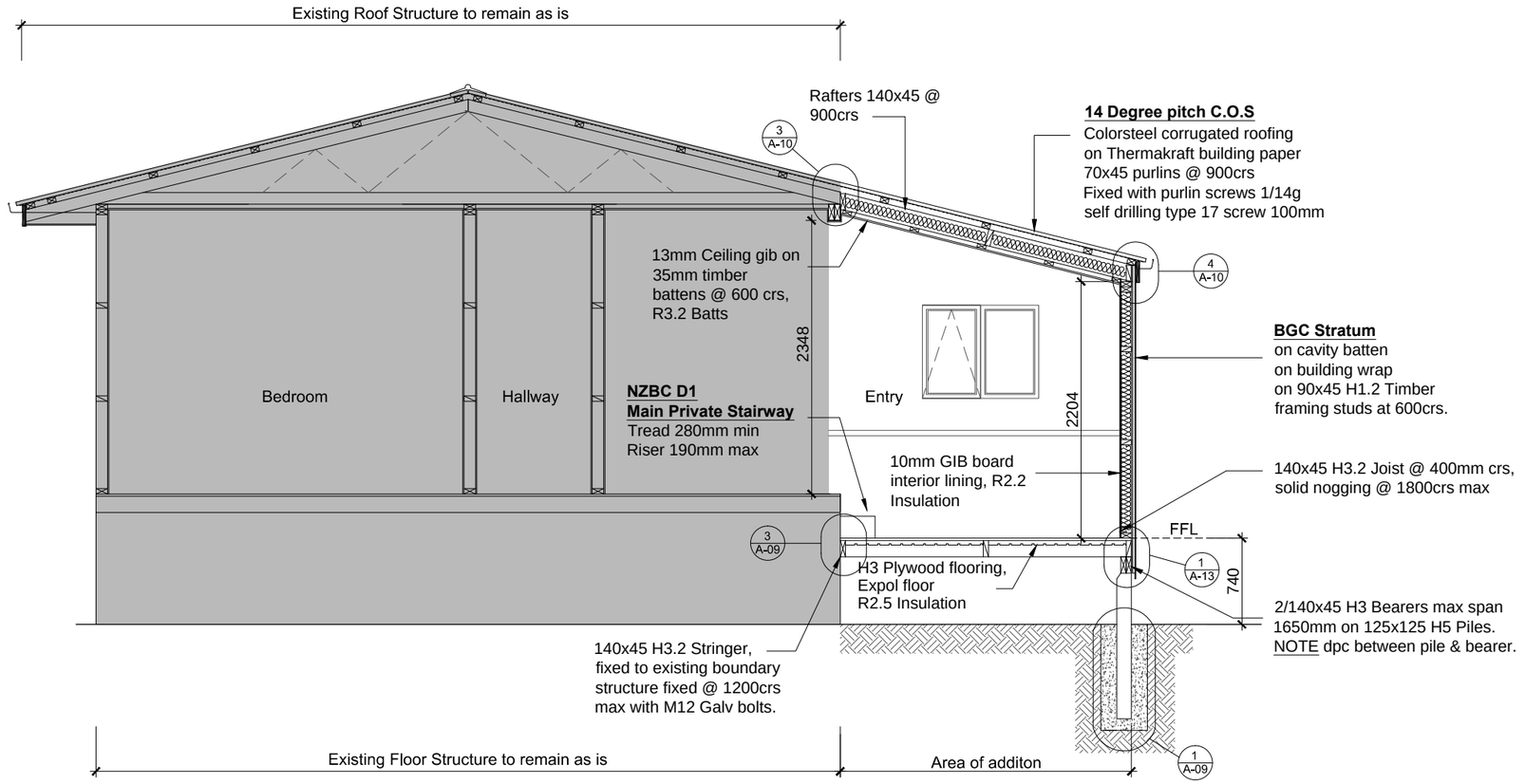
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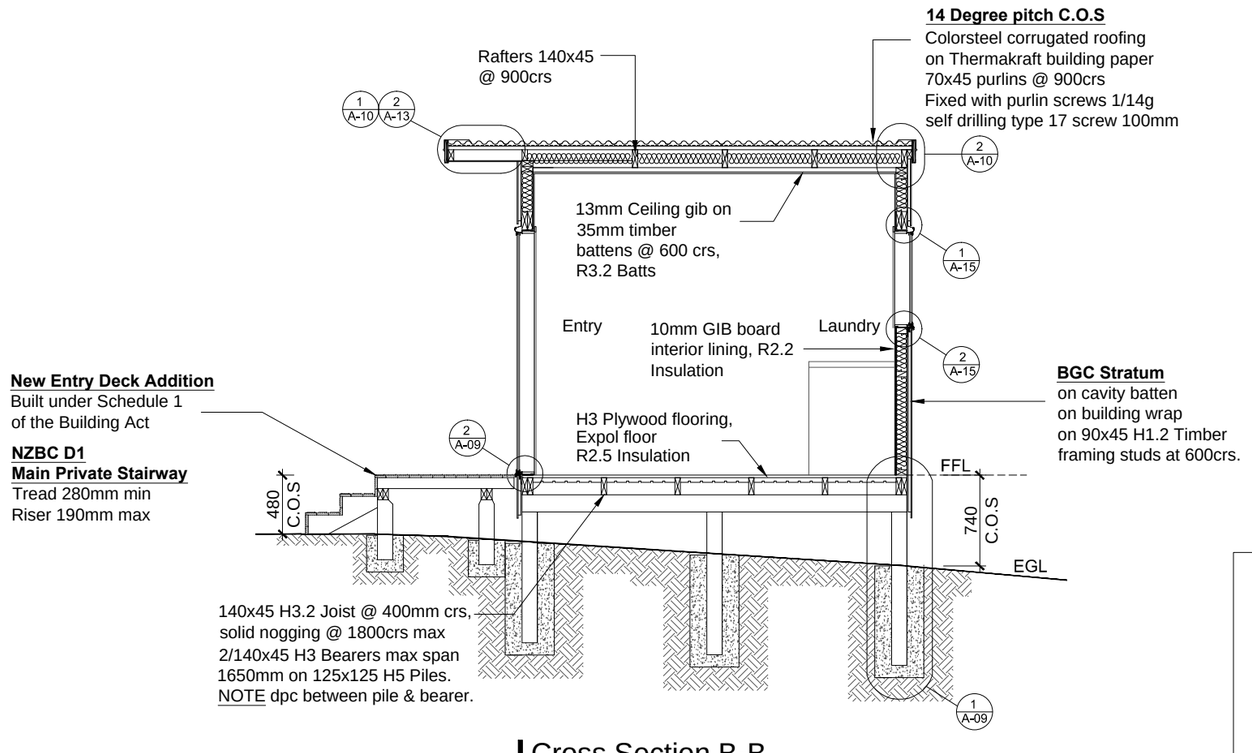
SHEET TITLE
ROOF FRAMING & ROOF PLAN

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:50	A-07

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Cross Section A-A
Scale 1:50



Cross Section B-B
Scale 1:50

Please note
Dwangs/nogs for BCG Stratum vertical weatherboards are required @ 600mm crs.

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ROOF CONSTRUCTION
14° Roof pitch **C.O.S**
Corrugated colorsteel roof cladding on roofing underlay on 140x45 Rafters @ 900mm crs on 35mm timber battens @ 600 crs.13mm Gib board ceiling lining,
R3.2 Ceiling insulation,

WALL CONSTRUCTION
90x45 H1.2 SG8 Framing, studs @ 600crs
R2.2 Wall insulation,
10mm Standard Gib board wall lining
10mm Aqua Gib to Wet areas
BGC Stratum on cavity.

FLOOR CONSTRUCTION
140x45 H3.2 Joist @ 400mm crs,
solid nogging @ 1800crs max
on 2/140x45 H3.2 Bearers max span
1650mm on 125x125 H5 Piles.
NOTE dpc between pile & bearer.
R2.5 Floor insulation.

GLAZING
All glazing to comply with NZS 4223
glazing in bathroom/ensuite to be
safety grade

LOW Wind Zone

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE
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113 Pioneer Rd,
New Plymouth.

SHEET TITLE
CROSS SECTION AA & BB

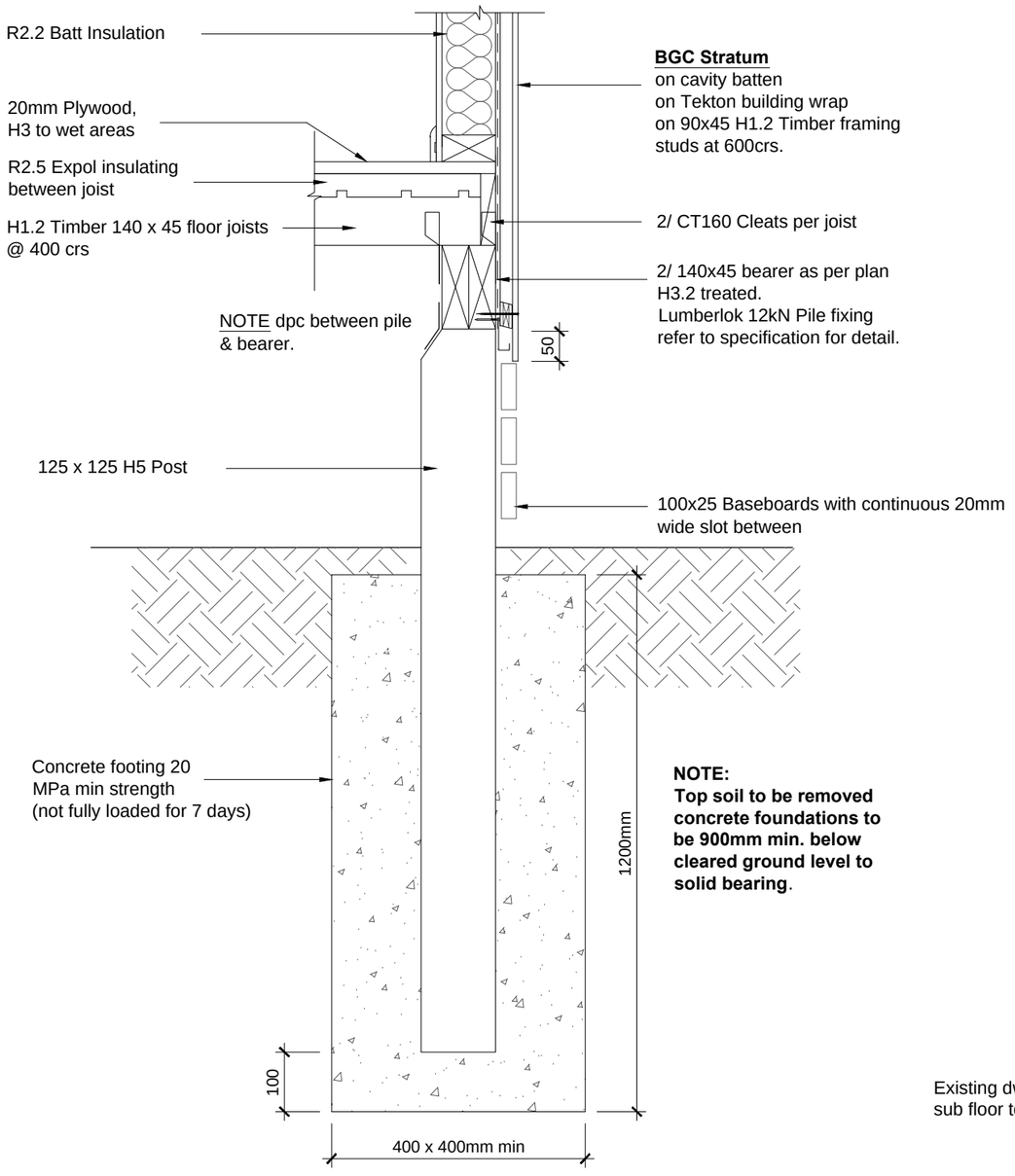
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EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
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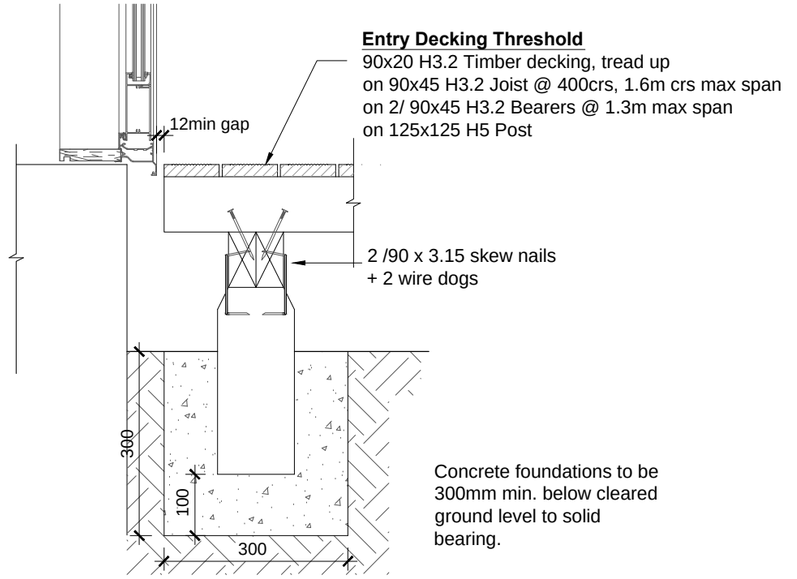
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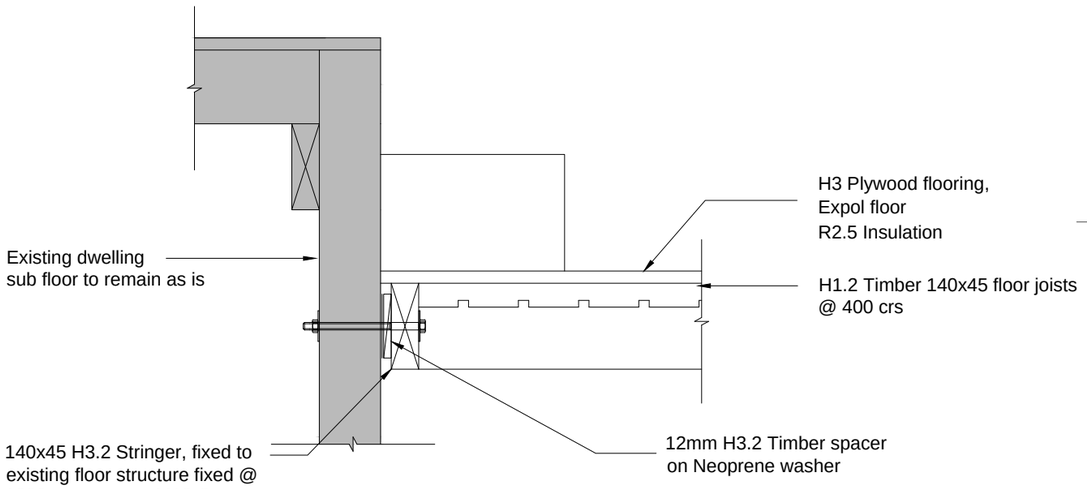


NOTE:
Top soil to be removed concrete foundations to be 900mm min. below cleared ground level to solid bearing.

1 | Anchor Pile Detail
A-06 | Scale 1:10



2 | Entry Deck Threshold
A-06 | Scale 1:10



3 | Stringer Fixing
A-06 | Scale 1:10

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

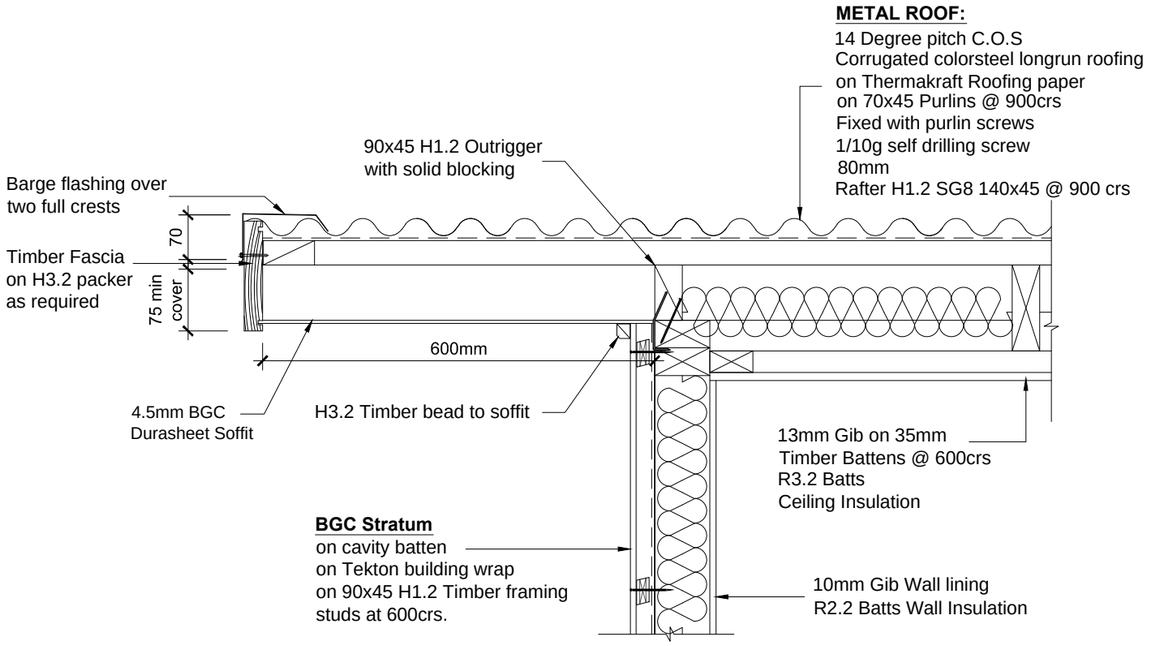
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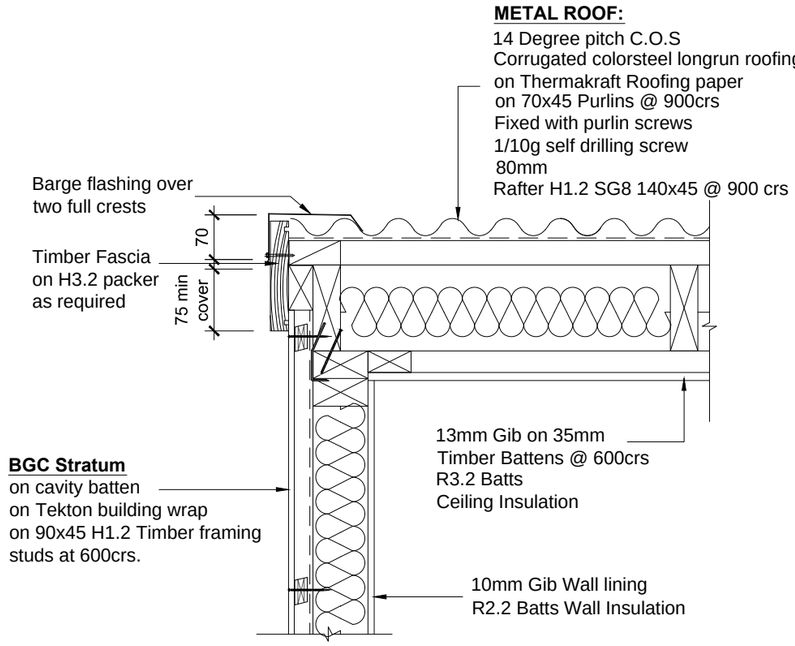
SHEET TITLE
FOOTING DETAILS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:10	A-09

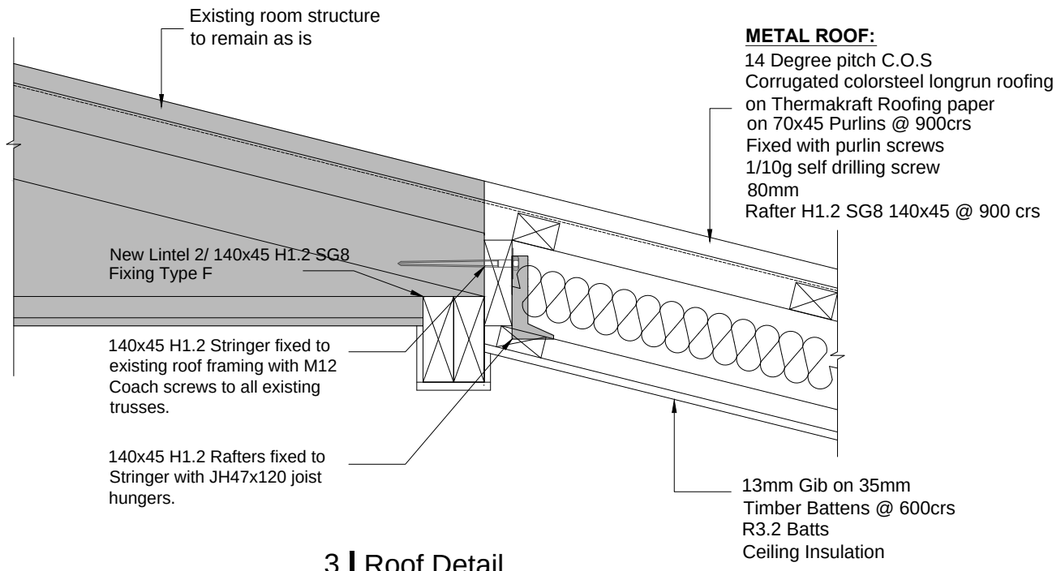
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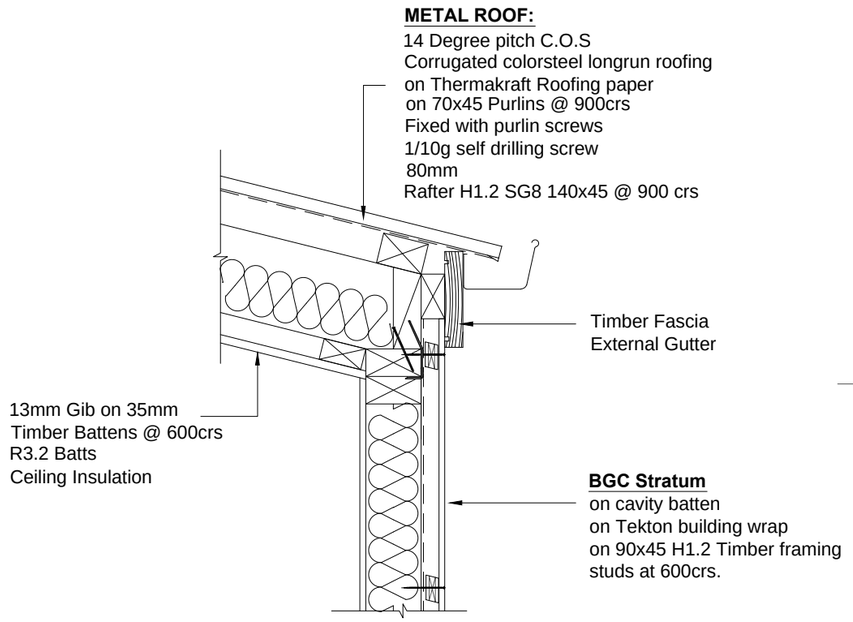
1 | Barge Detail - BGC Stratum board
A-07 | Scale 1:10



2 | Barge Detail - BGC Stratum board
A-07 | Scale 1:10



3 | Roof Detail
A-07 | Scale 1:10



4 | Bottom End of Rafter Detail - BGC Stratum board
A-07 | Scale 1:10

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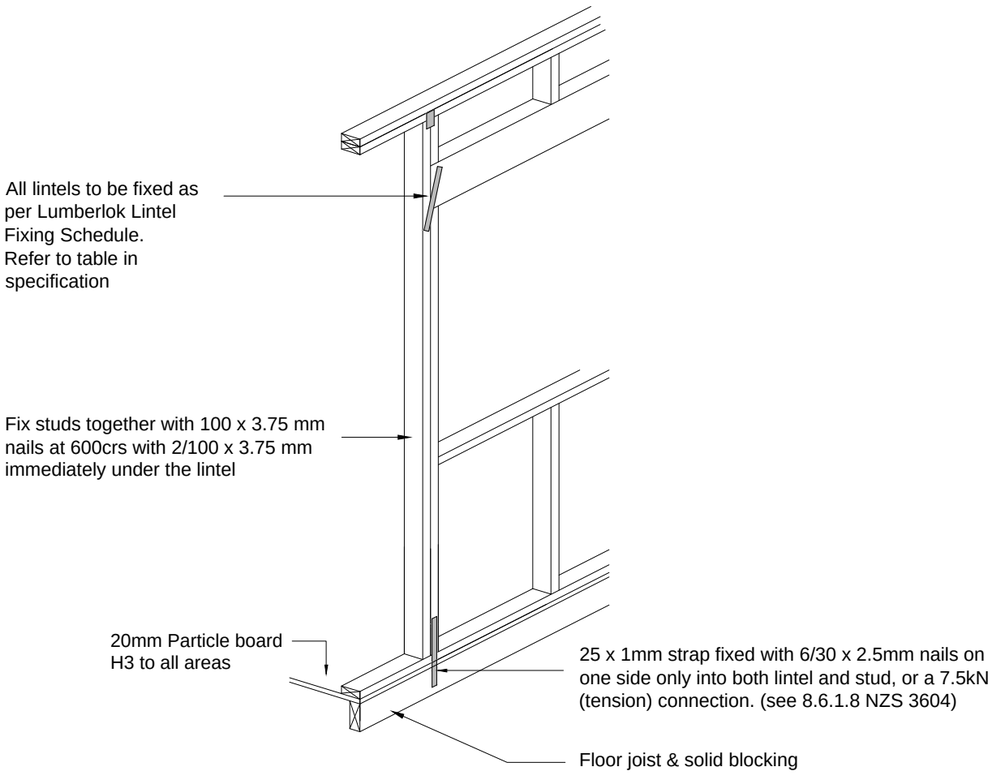
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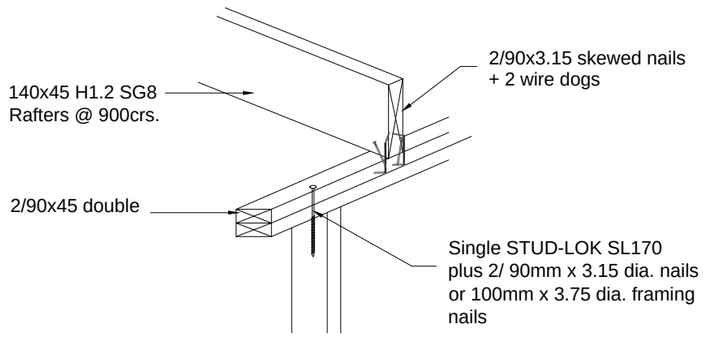
SHEET TITLE
ROOF DETAILS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:10	A-10

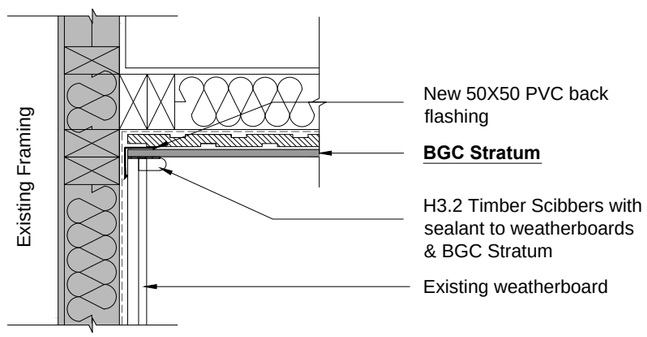
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1 A-06 Framing Fixing - Timber Floor
Scale n.t.s



2 A-07 Rafters Fixing
Scale n.t.s



3 A-03 Internal Corner Detail - BGC to Weatherboard
Scale 1:10

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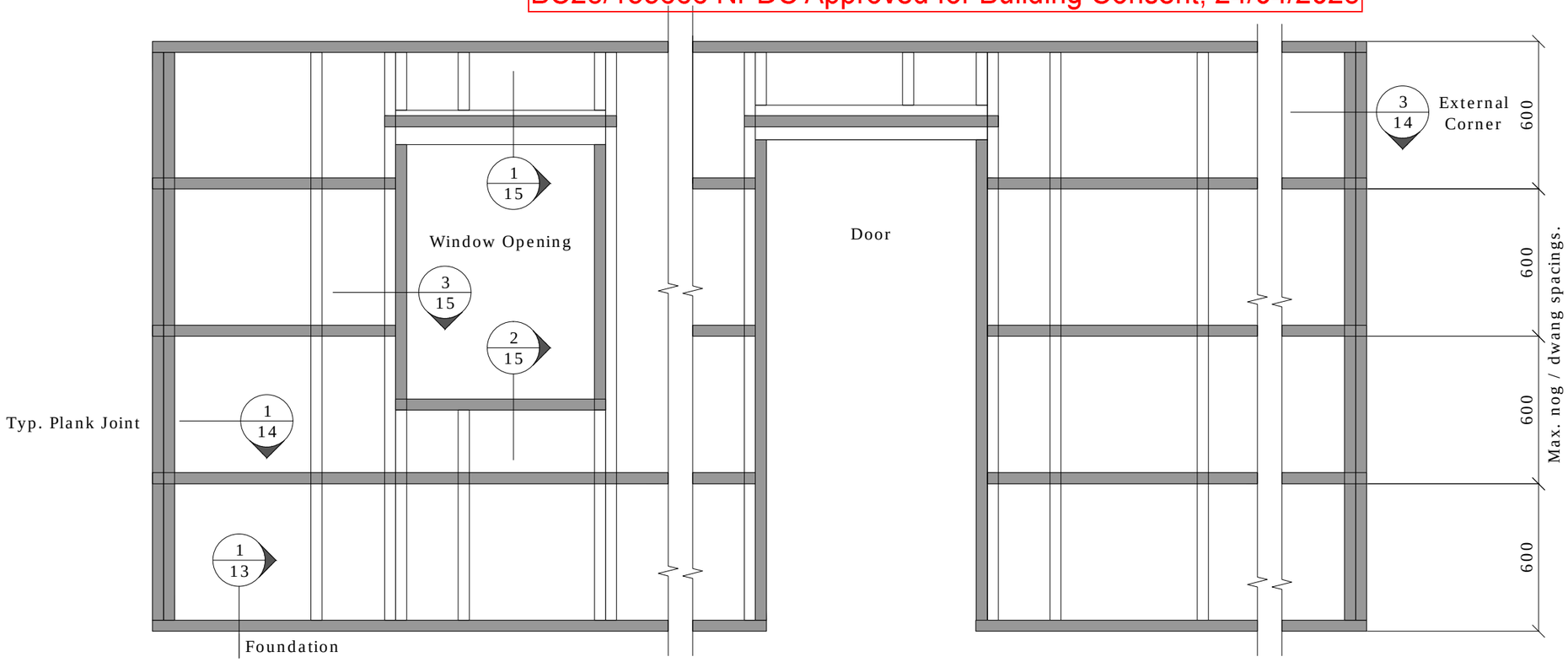
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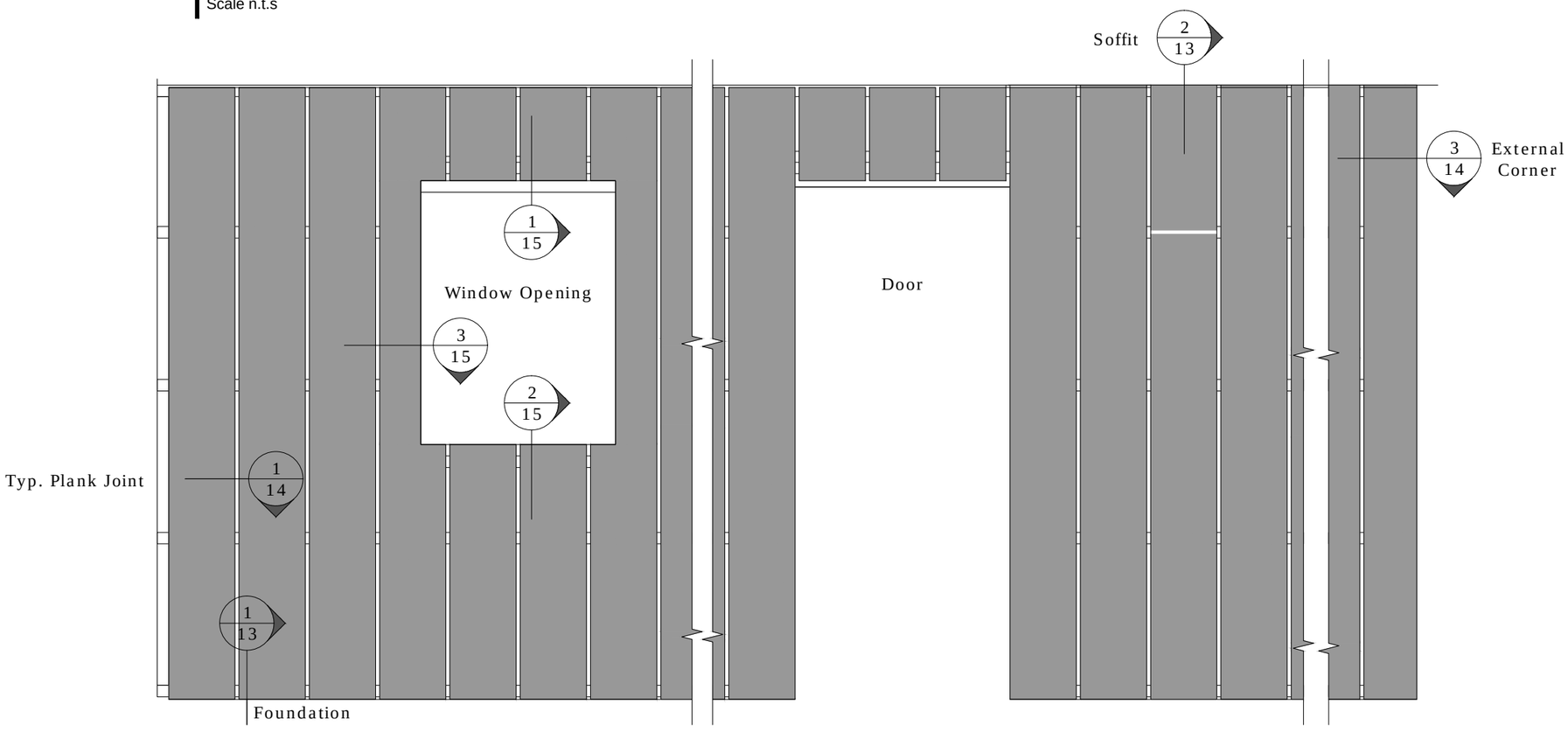
SHEET TITLE
FIXING DETAILS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
as shown	A-11

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Batten Layout - Elevation
Scale n.t.s



Plank Layout - Elevation
Scale n.t.s

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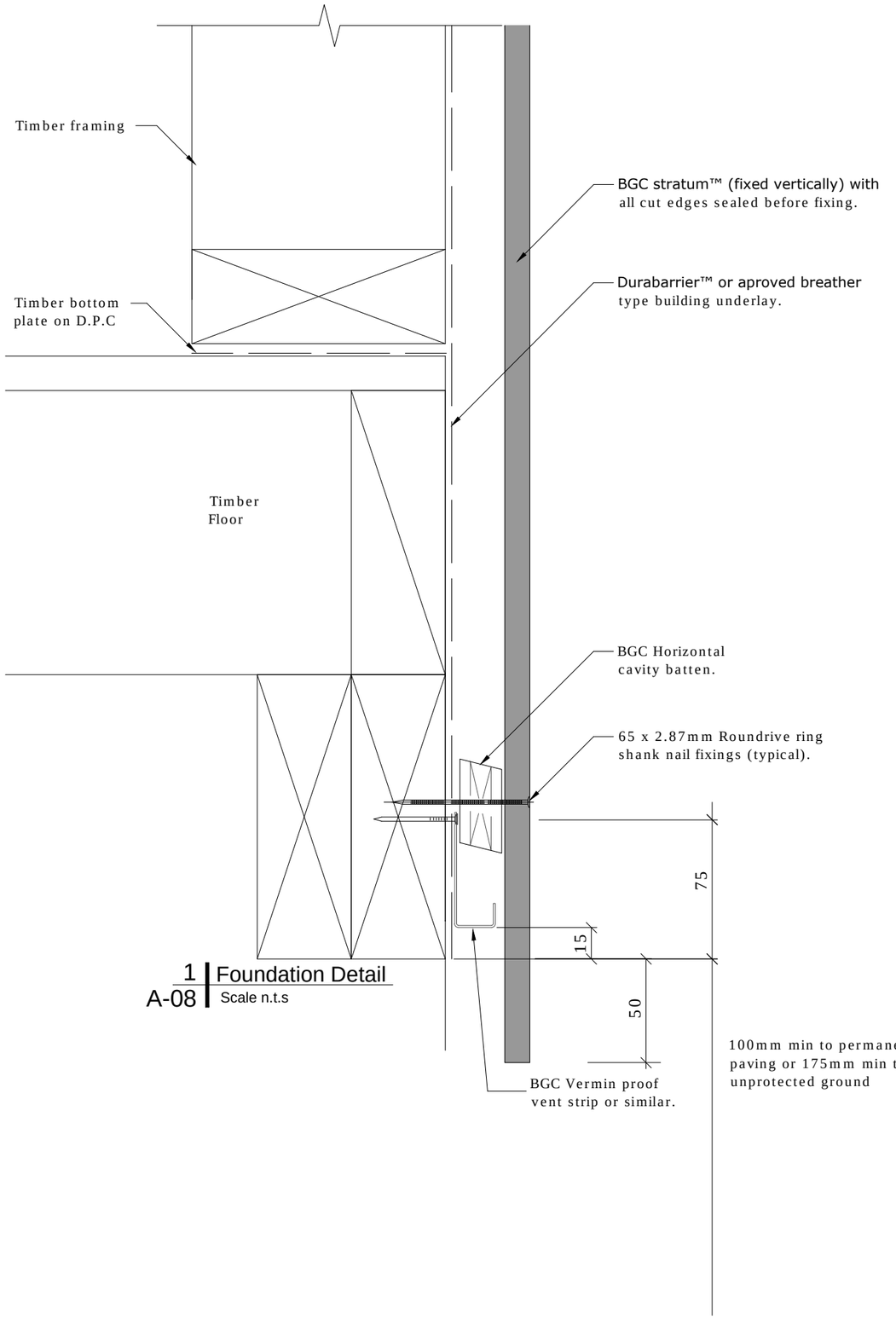
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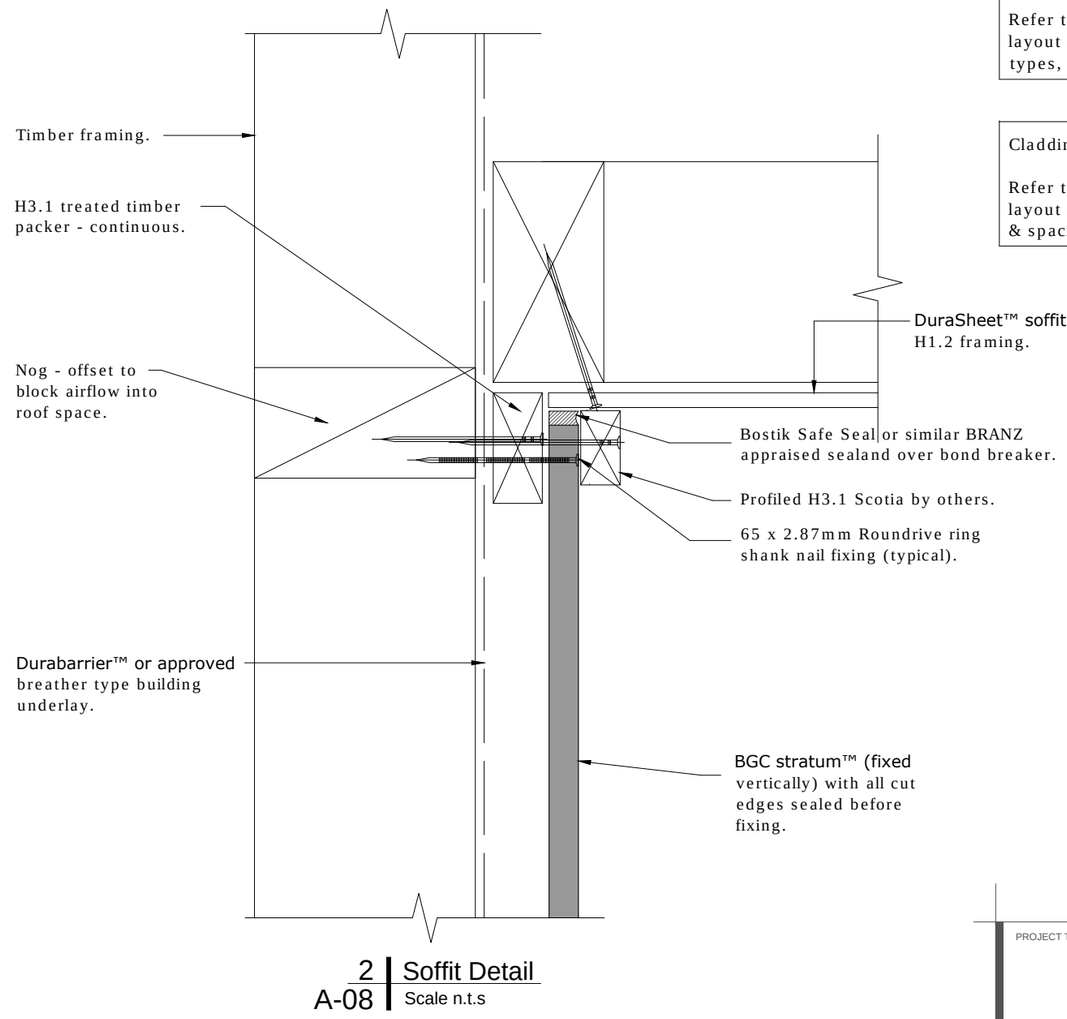
SHEET TITLE
BGC STRATUM LAYOUT

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
n.t.s	A-12

BC25/133666 NPDC Approved for Building Consent, 24/04/2025



1 | Foundation Detail
A-08 | Scale n.t.s



2 | Soffit Detail
A-08 | Scale n.t.s

ASPLAN ARCHITECTURE

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DO NOT SCALE DRAWINGS
CONTRACTORS MUST VERIFY ALL DIMENSION BEFORE COMMENCING ANY WORK

Cavity Batten Note:

Refer to cavity batten layout for batten sizes, types, spacing's & fixings

Cladding fixing note:

Refer to cladding fixing layout for all fixing types & spacing's

Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE

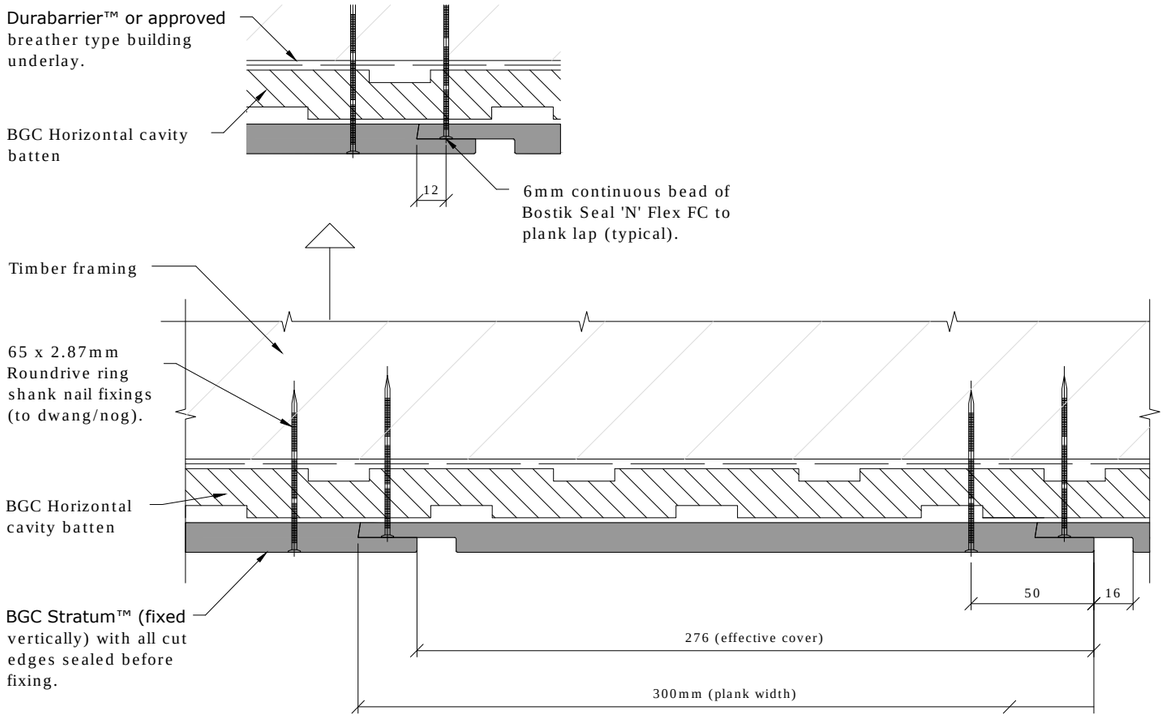
New Addition
& Alteration.

Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

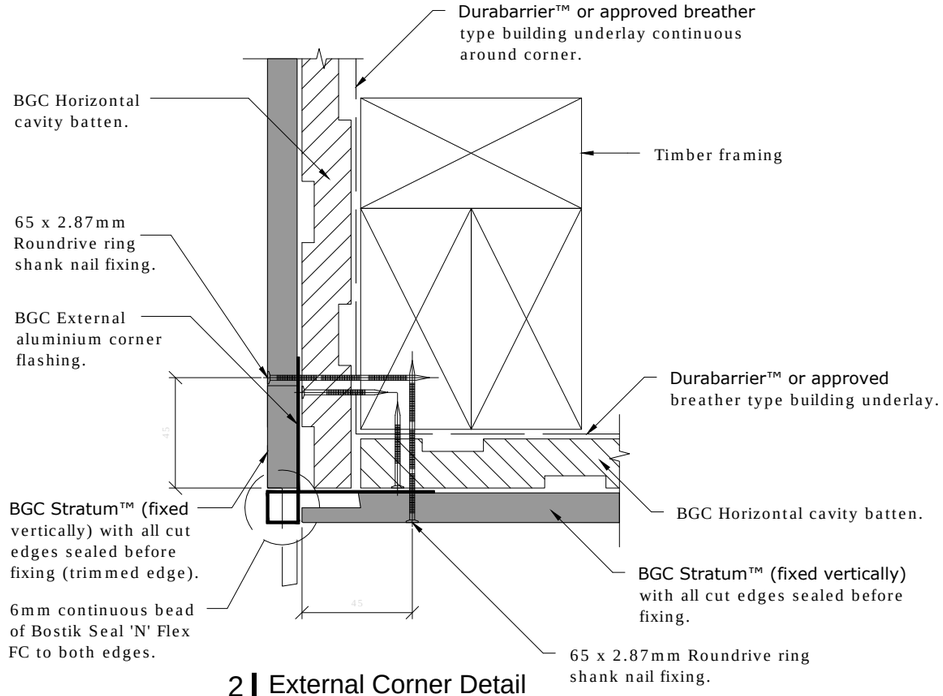
SHEET TITLE
BGC STRATUM
CONSTRUCTION DETAILS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
n.t.s	A-13

BC25/133666 NPDC Approved for Building Consent, 24/04/2025



1 / A-12 Typical Plank Joint Detail
Scale n.t.s



2 / A-03 External Corner Detail
Scale n.t.s

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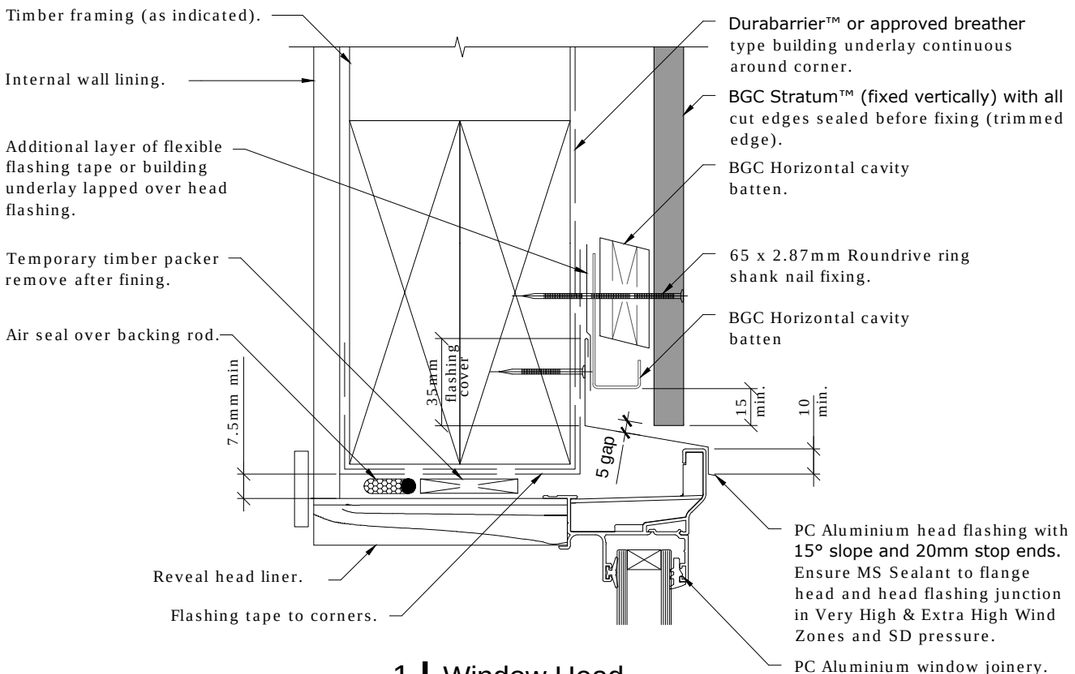
PROJECT TITLE
New Addition
& Alteration.

Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

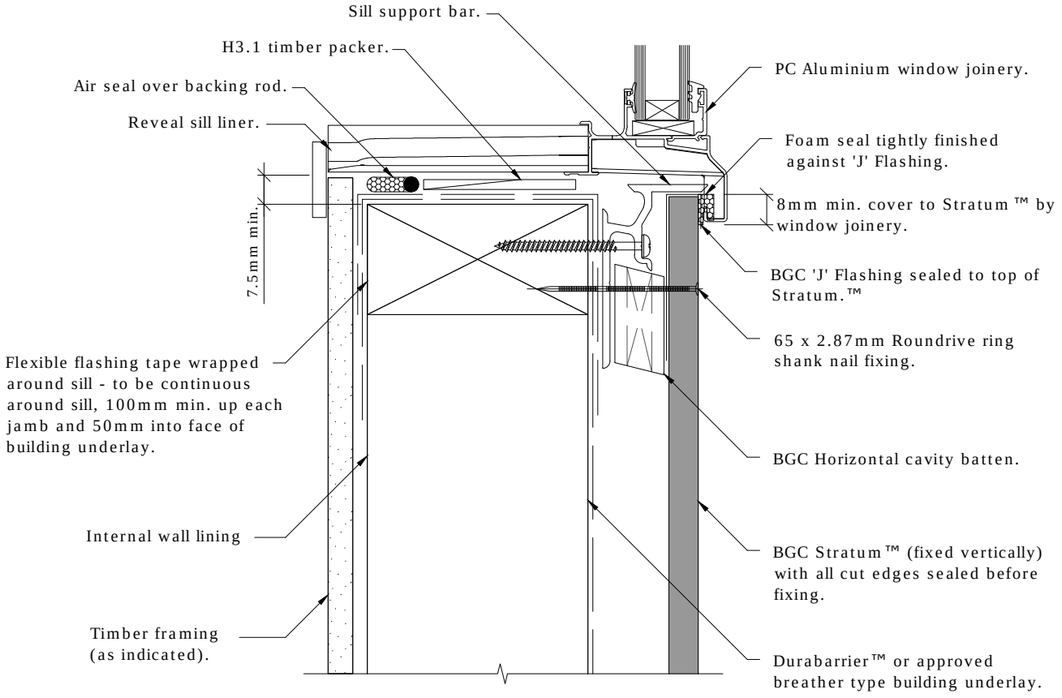
SHEET TITLE
BGC STRATUM
CONSTRUCTION DETAILS

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
n.t.s	A-14

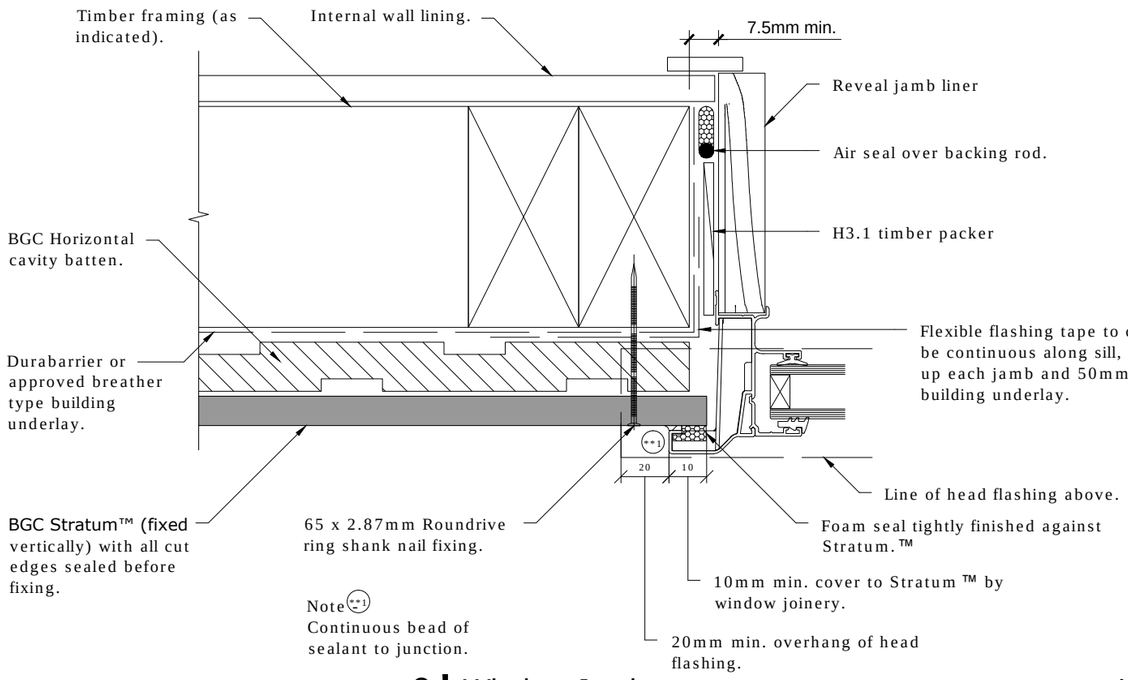
BC25/133666 NPDC Approved for Building Consent, 24/04/2025



1 | Window Head
A-08 | Scale n.t.s



2 | Window Sill
A-08 | Scale n.t.s



3 | Window Jamb
A-03 | Scale n.t.s

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Todd Burbidge
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M: 021 267 1321
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PROJECT TITLE
New Addition
& Alteration.

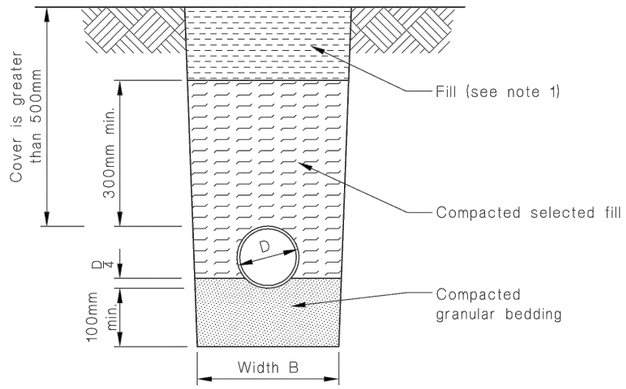
Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

SHEET TITLE
BGC STRATUM
CONSTRUCTION DETAILS

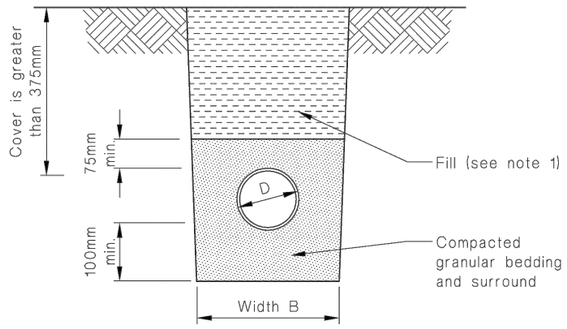
DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
n.t.s	A-15

BC25/133666 NPDC Approved for Building Consent, 24/04/2025

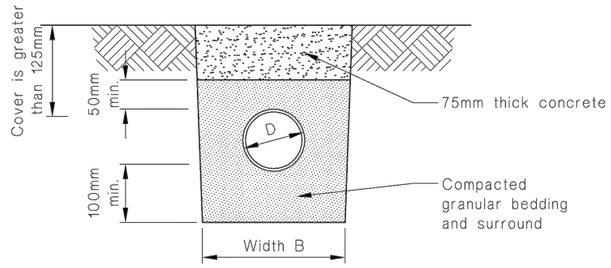
Figure 13: Bedding and backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500mm

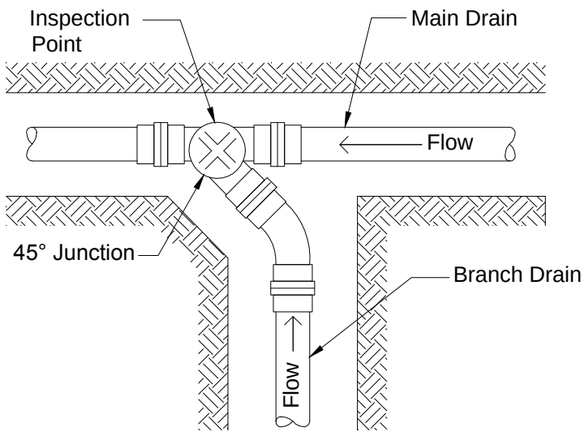


(b) Cover greater than 375mm

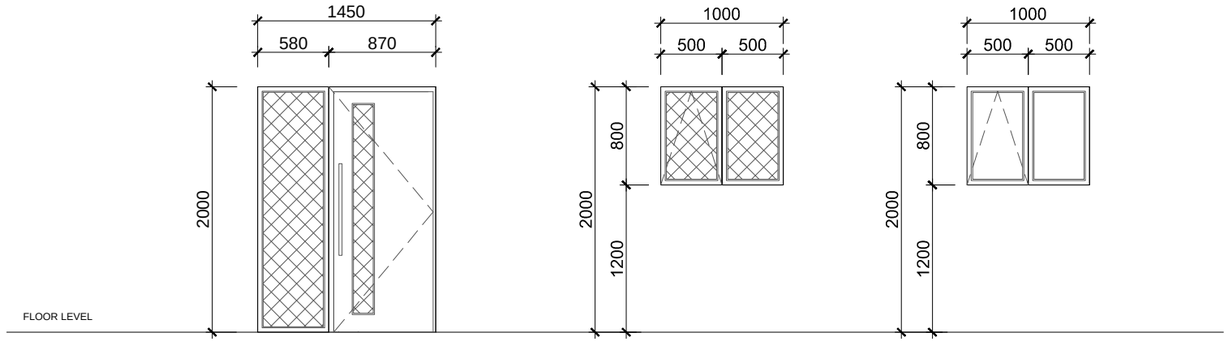


(c) Cover greater than 125mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.



Inspection Points
G13/AS1 Figure 9 -N.T.S



DOOR No.	D 01
LINTEL	2/ 140x45 SG8
UP FIXING	TYPE E 1.4 kN
FRAME FINISH	POWDERCOATED
DOOR	ALUMINIUM
DOOR FINISH	POWDERCOAT
GLAZING	DOUBLE GLAZED

Door Schedule
Scale 1:50

WINDOW No.	W 01
LINTEL	2/ 90x45 SG8
UP FIXING	TYPE E 1.4kN
FINISH	POWDERCOATED
GLAZING	DOUBLE GLAZED

WINDOW No.	W 02
LINTEL	2/ 90x45 SG8
UP FIXING	TYPE E 1.4kN
FINISH	POWDERCOATED
GLAZING	DOUBLE GLAZED

Window Schedule
Scale 1:50

WINDOWS AND DOORS

DIMENSIONS ARE ROUGH OPENING SIZES ONLY
- CHECK ALL DIMENSIONS ON-SITE.

REFER TO FLOOR PLAN FOR WINDOW AND DOOR WIDTHS.

WINDOWS AND DOORS TO BE POWDERCOATED ALUMINIUM UNLESS STATED OTHERWISE.

ALL GLASS TO BE CLEAR,
DOOR HANDLES TO BE SELECTED BY OWNER.
O = OBSCURED GLASS

ALL WINDOWS TO BE ALUMINIUM &
DOUBLE GLAZED R0.46

REFER TO LUMBERLOK FIXING TABLE IN SPECIFICATION FOR FIXING DETAILS

COMPLIANCE NOTES :
NZBC Clause F2 Hazardous Building Materials
Aluminum joinery shall comply with NZS 4211.
Glazing shall comply with NZS 4223 : part 3.
All fully-framed doors and windows glazing below 800mm from the floor level, and glazing inside bathrooms shall be Grade A toughened safety glass, 4mm thick of 2 sq. m. max. area, or 5mm thick of 3 sq. m. max. area, or 6mm thick of 4 sq. m. max. area.

Hatch Indicates selected glass panels to be Safety Glass

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Todd Burbidge
P: 06 7575 507
M: 021 267 1321
E: joytodd@xtra.co.nz

PROJECT TITLE
New Addition
& Alteration.

Errol Pascoe,
113 Pioneer Rd,
New Plymouth.

SHEET TITLE
PLUMBING, WINDOW & DOOR SCHEDULE

DESIGN	DATE
EP	19-03-25
DRAWN	PROJECT NUMBER
TB	1338
SCALE	SHEET NUMBER
1:50	A-16

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

BUILDING CONSENT
SECTION 51, BUILDING ACT 2004
FORM 5

Consent Number: BC25/133666

THE BUILDING:	
Street address of building:	113 Pioneer Road, NEW PLYMOUTH 4310
Legal description of land where building work is located:	Lot 1 DP 9266
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A

THE OWNER:			
Name of owner(s):	Pascoe Family Trust & Errol Pascoe		
Mailing address:	113 Pioneer Road, NEW PLYMOUTH 4310		
Street address/registered office:	113 Pioneer Road, NEW PLYMOUTH 4310		
Phone number:	027 485 3148	Mobile:	027 485 3148
Landline:	N/A	After hours:	027 485 3148
Daytime:	027 485 3148	Email address:	errolpascoe@gmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Asplan Architecture		
Contact person:	Todd Burbidge		
Mailing address:	224A Junction Road, RD 1, NEW PLYMOUTH 4371		
Phone number:	021 267 1321	Mobile:	021 267 1321
Daytime:	021 267 1321	After hours:	021 267 1321
Facsimile number:	N/A	Email address:	joytodd@xtra.co.nz

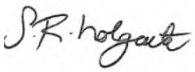
THE BUILDING WORK:
The following work is authorised by this building consent:
Addition to dwelling
This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

This building consent is subject to the following conditions:
Section 90 of the Building Act 2004 allows the building consent authority to take reasonable steps to ensure that the building work is being carried out in accordance with the building consent by inspecting building work (including the land and work being carried out off site) and to ensure any provisions endorsed on the building consent are being carried out. It entitles agents authorised by the building consent authority, at all times during normal working hours or while building work is being done to carry out the inspections.

COMPLIANCE SCHEDULE:
A compliance schedule is not required for the building.

ATTACHMENTS:
Included with your building consent are the following attachments: • Advice notes for your building consent • Required items for the building consent (including inspections)
Copies of the following documents have previously been sent via the portal/email for your building consent: • Development Check Report

Signed on behalf of New Plymouth District council:	 Sharena Holgate Regulatory Support Services Officer
Date of Issue:	24 April 2025

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Advice Notes for Building Consent No: BC25/133666

1. Inspections

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

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

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

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

2. Durability of Building Elements

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

3. Construction and Demolition Noise

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

4. Lapsing of Building Consents

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

5. Time in which to complete your Building Project

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

6. Completion of Building Project

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

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

7. Fees and Charges

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

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

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004
FORM 7

THE BUILDING:	
Street address of building:	113 Pioneer Road, NEW PLYMOUTH 4310
Legal description of land where building work is located:	LOT 1 DP 9266
Building name:	N/A
Location of building within site/block:	As per approved plans
Level/unit no:	N/A
Current lawfully established use:	Detached Dwelling
Year first constructed:	1991

THE OWNER:			
Name of owner(s):	Errol Wayne Pascoe, Colleen Margaret Pascoe and Anthony Vincent Trustee Company (2015) Limited		
*Contact Person:	Errol Pascoe		
Mailing Address:	111 Pioneer Road, NEW PLYMOUTH 4310		
Street address/registered office:	111 Pioneer Road, NEW PLYMOUTH 4310		
Phone number:	027 499 4388	Mobile:	027 499 4388
Landline:	N/A	After hours:	027 499 4388
Daytime:	027 499 4388	Email address:	errolpascoe@gmail.com
Facsimile number:	N/A	Website:	N/A

FIRST POINT OF CONTACT FOR COMMUNICATIONS WITH THE BUILDING CONSENT AUTHORITY:			
Full name:	Clelands Construction Limited		
Contact person:	Andy Cleland		
Mailing Address:	71 Hurlstone Drive, Waiwhakaiho, NEW PLYMOUTH 4341		
Phone number:	027 485 3148	Mobile:	027 485 3148
Daytime:	027 485 3148	After hours:	027 485 3148
Facsimile number:	N/A	Email address:	a.cleland@clelands.net.nz

THE BUILDING WORK:
Building consent number: BC25/133666
Addition to dwelling.
Issued by: New Plymouth District Council

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

Signed on behalf of New Plymouth District Council:	 Karlia Haskell **Regulatory Support Services Officer**
Date of Issue:	13 November 2025

APPLICATION No. 25973

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

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

APPLICATION FOR REGISTRATION OF UNAUTHORISED WORKS

FOR OFFICE USE Property ID 029869 DFA1

Valuation No □□□□□/□□□.□□

DETAILS OF PROPERTY TO WHICH THIS APPLICATION APPLIES:

SITE ADDRESS: 113A (Street No.) Pioneer Rd (Street)

New Plymouth (Town/District)

Lot: 1 DP: 9266

or Section No. – District: –

OWNER'S NAME Cox Tim.

Surname or company name

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

as above (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:

RECEIVED 25 JUN 1998 CUSTOMER SERVICE CENTRE

9.45am

MR.

– (Surname)

(First Names)

(Company name)

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

NAME: Cox
Surname or company name

Tim
First names

ADDRESS: 113A ~~Pioneer Rd~~
Street No.

Pioneer Rd
Street/PO /Private Bag

New Plymouth
Town/District

PHONE: 06 STD 7574860

FAX: 06 STD 7574918.

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

Retaining wall.

TYPE OF WORK:

Alteration ☐ Addition ☑ Demolition ☐ Plumbing and Drainage Only ☐

Relocation ☐ Change of Use ☐ Stand Alone Building ☐

TOTAL COST OF PROJECT:
$ 850 . 00 Inc GST

TOTAL COST OF PLUMBING & DRAINAGE:
$ N/A . 00 Inc GST

PROJECT DETAILS: Category of Work

Domestic ☑ Farm ☐

Commercial ☐ Industrial ☐

AREA OF NEW BUILDING WORK:
N/A m^2

DECLARATION - *This application is to carry out [redacted] building works is made by me as owner of the property.*

Signature: T L Cox *Date:* 25/6/98

or I am the applicant and have been authorised by the owner to make this application for [redacted] building works

Signature: _____ *Date:* _____

[redacted]

* Please note.
Inspection to be carried out at same time the code of compliance certificate is done.

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

Unauthorised Works Registration No:23973
THIS IS NOT A BUILDING CONSENT

Issued:22Jul98

APPLICANT : MR Timothy Llewellyn COX
113A PIONEER ROAD
NEW PLYMOUTH

Application received: 29Jun98

PROJECT LOCATION

Street Address: 113 PIONEER ROAD, NEW PLYMOUTH
Property ID: 017687
Assessment No: 11720/509.00
Legal: LOT 1 DP 9266

COUNCIL CHARGES

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

Receipt number: 786281 Date: 29Jun98 Amount: $148.00

1: Why Register Unauthorised Works ?:

Section 33 to the Building Act 1991 precludes the issue of a retrospective Building Consent by the Council. Section 43 to this Act also precludes the Council issuing a Code Compliance Certificate for work for which no Building Consent has been issued.

The primary focus of the Building Act is to ensure that building works and buildings are safe and also healthy for use and occupation.

The Registration of Unauthorised Works is a means of providing a report on file for future reference and property related enquiries that the unauthorised work is sound and complies with the N.Z. Building Code to the extent that can be reasonably ascertained upon inspection of the completed work(s).

2: Conditions and/or Limitations applying to this Registration:

No conditions or limitations apply to this Registration.

3: Comments Regarding this Registration:

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

No comments.

Authorised Officer .....

Date 22.7.92

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

New Plymouth District Council Printed:29Jun98 Page 1

COVER SHEET

SSW0141

GEN Application No: 23973 X Date Received: 29/06/98
Related: Application No: Area: NPD NP DISTRICT

Name: COX, Timothy Llewellyn
Address: 113 PIONEER ROAD
NEW PLYMOUTH

Lot: 1
DP: 9266
Property ID:017687

Assessment: 11720/509.00

Action No	Action	Estab	Date Returned
1	Accept & Plot	CLERICAL	
3	Check for Compliance with Dist. P	PLANNING	
4	Check for Compliance with B.A.	BUILDING	
5	Check P&D against Build. Act	PLUMB/DRAIN	
6	Check health matters	HEALTH	
7	Structural Check	ENGINEER	
8	Vehicle crossings/footpath damage	STREET WKS	
9	Sewer & water Services	SEWER/WATER	
10	Approve/Issue	CLERICAL	

UNAUTHORISED WORK.

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

LETTER 7/7

PAID

RECEIPT NUMBER .....
DATE PAID .....
PLANS TAKEN: YES / NO

	More Info Required	Applicant Phoned	Application Correct	No. Encls. (in duplicate)
RECORDS				
BUILDINGS	96.2-7-21			
P & D			13-7-98	
EHO				
ENGINEER				
PLANNING				
SEWER/WATER				
CROSSING				

APPROVED 21-7-98

NOT APPROVED 2-7-98

RECEIVED
29 JUN 1998

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

BUILDINGS

Please confirm if the retaining wall has a fence or barrier on top of it.

DANGEROUS GOODS

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

PLUMBING & DRAINAGE

A site visit was carried out on the 15 July 1998 of the retaining wall. The retaining wall is as shown on the engineer calculation sheet but was unable to confirm foundation depth of the footing. The retaining wall is more high given on the 100 x 100 post fence to a Colorbond fence and top rail of 100 x 50 with a Rollog infill with 45mm spacing. To join the fence up and tie it to the wall they have provided 25 x 25 square section bolted to the 100 x 100 post with 2 bolts ~~of~~ up a meter and down over the post similar and cowk between it to the post to. It makes the fence join, and might ~~not~~ ~~[illegible]~~ engineering which they to check.

There is a second retaining wall below this retaining wall that should have had a building consent. Writing to be owner to include it with this application

New Plymouth District Council Printed:29Jun98 Page 1

COVER SHEET

SSch 141

GEN Application No: 23973 Date Received: 29/06/98
Related: Application No: Area: NPD NP DISTRICT

Name: COX, Timothy Llewellyn
Address: 113 PIONEER ROAD
NEW PLYMOUTH

Lot: 1
DP: 9266
Assessment: 11720/509.00 Property ID:017687

Action No	Action	Estab	Date Returned
1	Accept & Plot	CLERICAL	
3	Check for Compliance with Dist. P	PLANNING	
4	Check for Compliance with B.A.	BUILDING	
5	Check P&D against Build. Act	PLUMB/DRAIN	
6	Check health matters	HEALTH	
7	Structural Check	ENGINEER	
8	Vehicle crossings/footpath damage	STREET WKS	
9	Sewer & water Services	SEWER/WATER	
10	Approve/Issue	CLERICAL	

UNAUTHORISED WORK

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====

cc HV

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

Colby 30.6.98

Building Consent Conditions Required

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

Sign/Date

Other CROSS LEASE. Sign not action until Health Lic 2.1.

Actions	Date/Initial

Masters\planning\planning cover

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

New Plymouth District Council

COVER SHEET

Printed:29Jun98 Page 1

SSU141

GEN Application No: 23973 Date Received: 29/06/98
Related: Application No: Area: NPD NP DISTRICT

Name: COX, Timothy Llewellyn
Address: 113 PIONEER ROAD
NEW PLYMOUTH

Lot: 1
DP: 9266
Property ID:017687

Assessment: 11720/509.00

Action No	Action	Estab	Date Returned
1	Accept & Plot	CLERICAL	
3	Check for Compliance with Dist. P	PLANNING	
4	Check for Compliance with B.A.	BUILDING	
5	Check P&D against Build. Act	PLUMB/DRAIN	
6	Check health matters	HEALTH	
7	Structural Check	ENGINEER	
8	Vehicle crossings/footpath damage	STREET WKS	
9	Sewer & water Services	SEWER/WATER	
10	Approve/Issue	CLERICAL	

UNAUTHORISED WORK

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			30/6	
Crossing				

Masters\building\building cover 2

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

A division of
Duffill Watts & Tse Ltd

Scott Holland

CONSULTING ENGINEERS

11 Young Street,
P O Box 667, New Plymouth
New Zealand
Phone [64] (6) 758-6174
Fax [64] (6) 758-6173
E-mail: sholland@netsource co.nz

2025/114/4943
ADLF 25-03

25 June 1998

T.L. Cox
113a Pioneer Road
NEW PLYMOUTH

Dear Sir

Retaining Wall at 113a Pioneer Road

We have inspected this retaining wall as requested and report on the design and construction as follows.

The wall appears to have been constructed similar to that shown on the attached sketch drawing and comprises three poles. The tie back anchorage and pole footing could not be inspected but we understand there is one anchor per pole.

The fill behind the wall has settled under the vehicle surcharge loading on the cobblestones above since it was built last year. This settlement has caused the ties to "take up" as seen by the galvanised wire ties bedding into the surface of the poles. As a results the wall appears relatively straight and the anchors have held satisfactorily.

The attached calculation confirms that the wall design is sufficient to support the surcharge from vehicle loadings in addition to the soil load and it is our opinion that the construction is adequate for this purpose.

Yours faithfully
SCOTT HOLLAND
per:

A D L Fraser

Enclosures:
- Calculation 4943/1

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

Liardet Street Private Bag 2025 New Plymouth 4620 New Zealand
Telephone (06) 759 6060 Fax (06) 759 6118
International 0064 06 759 6060/0064 06 759 6118

FACSIMILE

Date: 2 7 98 **Fax No:** 7574918

Attention: Tim Cox

Company:

City: New Plymouth **Country:** N.Z.

From: Don Baker Building Approvals

If you do not receive 1 page(s), including this page, please contact the writer immediately.

SUBJECT : UNAUTHORISED WORKS REGISTRATION AT 113A PIONEER ROAD.
Please confirm if the retaining wall has a barrier on top of it. (ie Fence,planting etc.)

D/Baker

Don Baker
BUILDING CONSENTS OFFICER

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

FILE COPY

16 July 1998

Mr Morris
ID 017687

Mr Tim Cox
113 Pioneer Road
NEW PLYMOUTH

Dear Sir

UNAUTHORISED WORK – RETAINING WALL

A site visit has been carried out on the retaining wall, this could be signed off. The drawings show only one retaining wall, the site visit found that there are two retaining walls and both should have had Building Consents.

To bring Council's records up to date we have enclosed a copy of your plans with this letter so you can show the second retaining wall and sign the drawings.

When returned to Council we will issue the Unauthorised Work Certificate for the retaining walls.

If you wish to fax the information, put it attention Neville Morris, our fax number is 06 7596118.

If you have any queries, please call.

Yours faithfully

N I Morris
TECHNICAL SUPPORT OFFICER

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

16 July 1998

All correspondence to:
PLANNING & ENVIRONMENTAL SERVICES MANAGER
Mr Morris
ID 017687

Mr Tim Cox
113 Pioneer Road
NEW PLYMOUTH

Dear Sir

UNAUTHORISED WORK – RETAINING WALL

A site visit has now been carried out on the retaining wall at 113 Pioneer Road.

The application drawings show one retaining wall, however two walls are evident on site. Both would have required Building Consent.

It would be prudent at this stage to include the second retaining wall not shown, within this registration.

Please find enclosed a copy of your application plans so an adjustment can be made.

Once this wall has been indicated and signed, we will issue the Unauthorised Works Certificate for both retaining walls.

Should you wish to fax a reply, please make it attention : Neville Morris.

Yours faithfully

N I Morris
TECHNICAL SUPPORT OFFICER

LIARDET STREET PRIVATE BAG 2025
NEW PLYMOUTH 4620 NEW ZEALAND
TELEPHONE (06) 759 6060 FAX (06) 759 6118
E mail:npdc@tuaranaki.ac.nz

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

FILE COPY

7 July 1998

Customer Services
GEN 23973
ID 017687

Mr T L Cox
113A Pioneers Road
NEW PLYMOUTH

Dear Sir

RETAINING WALL – 113 PIONEER ROAD

I acknowledge receiving your Registration of Unauthorised Works Application dated **29 June 1998,** for a **retaining wall** at **113 Pioneer Road,** being **Lot 1, DP 9266,** but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this works will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING:

- *Confirm if the retaining wall has a barrier on top of it (ie fence, planting, etc).*

Any remedial work as required by these drawings shall be satisfactorily carried out and reinspected before issue of the Registration Certificate.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council Officers will be pleased to provide assistance.

Yours faithfully

G L Tipler
SENIOR CONSENTS OFFICER: APPROVALS

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

7 July 1998

All correspondence to
PLANNING & ENVIRONMENTAL
SERVICES MANAGER

Customer Services
GEN 23973
ID 017687

Mr T L Cox
113A Pioneers Road
NEW PLYMOUTH

Dear Sir

RETAINING WALL – 113 PIONEER ROAD

I acknowledge receiving your Registration of Unauthorised Works Application dated **9 June 1998**, for a **retaining wall at 113 Pioneer Road,** being **Lot 1, DP 9266,** but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this works will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING:

- *Confirm if the retaining wall has a barrier on top of it (ie fence, planting, etc).*

Any remedial work as required by these drawings shall be satisfactorily carried out and reinspected before issue of the Registration Certificate.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council Officers will be pleased to provide assistance.

Yours faithfully

G L Tipler
SENIOR CONSENTS OFFICER: APPROVALS

LIARDET STREET PRIVATE BAG 2025
NEW PLYMOUTH 4620 NEW ZEALAND
TELEPHONE (06) 759 6060 FAX (06) 759 6118
E-mail:npdc@tarnaki.ac.nz

Come To Life

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

Affordable Homes
New Plymouth
Fax No. (06) 757 4918

Fax Message

To: Gary Tipler

Company: NPDC

Fax No: 06 7596118

Date: 13/7/98

No of Pages: 2
(Includes Cover Sheet)

From: Tim Cox

Subject:

Hi Gary,

re your letter of 29/6/98 regarding unauthorised work.

Gary I confirm the retaining wall has a barrier along its entire length which consists of a 1m high trellis fence (40mm trellis).

Regards Tim Cox.

POOR ORIGINAL

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

15 July 1998

M E M O R A N D U M

Mr Morris
ID 017687

TO: **SENIOR CONSENTS OFFICER**

FROM: **TECHNICAL SUPPORT OFFICER**

SUBJECT: **UNAUTHORISED WORK – 113 PIONEERS ROAD**

A site visit was carried out on the 15 July 1998, of the retaining wall.

The retaining wall is as shown on the engineer's calculation sheet, but was unable to confirm foundation depth of the poles.

The retaining wall has metre high fences on top. It has 100 x 100 post fixed to a bottom plate and top rail of 100 x 50 with a trellis in-fill with 45mm opening.

To firm the fences up and tie it to the wall, they have provided 25 x 25 square section bolted to the 100 x 100 post with two bolts up a metre and down over the post similar and coach screwed it to the posts. It makes the fence firm.

There is a second retaining wall below this retaining wall that should have had a Building Consent. Writing to the owner to include it with this application.

N I Morris
TECHNICAL SUPPORT OFFICER

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

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.

Affordable [redacted] DATE 21.7.98

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

FAX MESSAGE

PLEASE CONTACT AFFORDABLE HOMES 07 577 6374 IF ALL PAGES NOT RECEIVED

TO: NPDC **DATE:** 21/7/98.

ATTENTION: Neville Morris **PAGE 1 OF 3 PAGES**

FROM: Tim Cox 07596118.

SUBJECT: Permit Applicatin ID 017687.

Hi Neville,

Please find attached the altered plan showing the 2nd retaining wall, as per our conversation this morning.

Could you please have the coresponcance to follow posted to my new address.

21 Mulberry lane.
Tauranga.

If you should have any further queries please call me on 07 5776374.

Regards Tim.

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

EXTRA INFORMATION/AMENDMENTS

CHARGE: $

JOB: Unauthorised Work.

CONSENT NO: 23973. ADDRESS: 113 Pioneer Rd

THE CHANGES COVERED BY THIS AMENDMENT ARE:

2 Retaining Walls on plan.

FORMAL DECLARATION – (Please read carefully prior to signing)

This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:

Signature: _____ Date: _____

OR *I am the applicant authorised by the owner to make this AMENDMENT:*

Signature: _____ Date: _____

Office use only

	Approved	Refused
Records		
Building	21.7.98	
Public Health		
District Planning		

Neville.

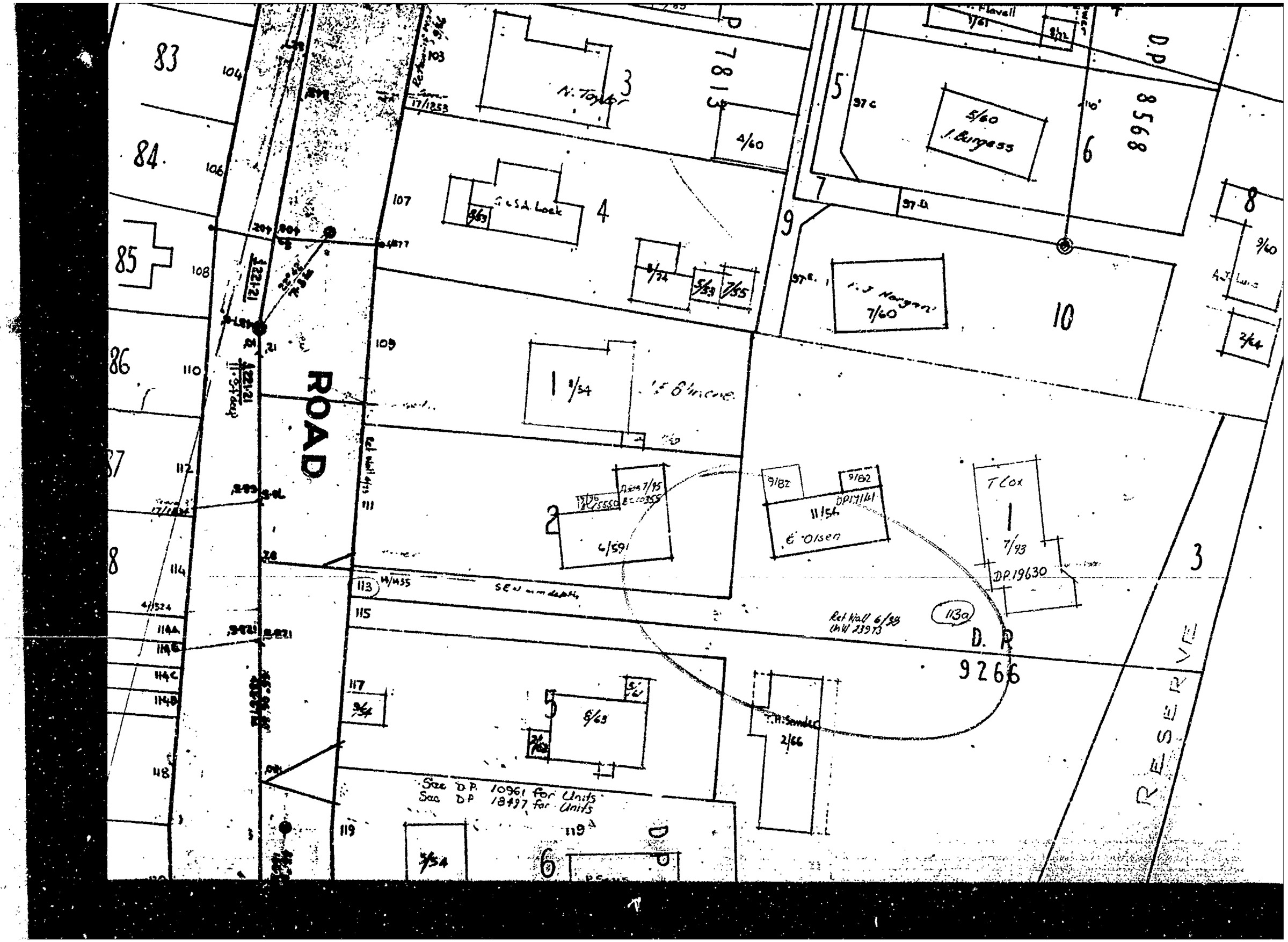
Tim Cox

07 577 6374

Continued Over

bconsent/forms/Changes

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

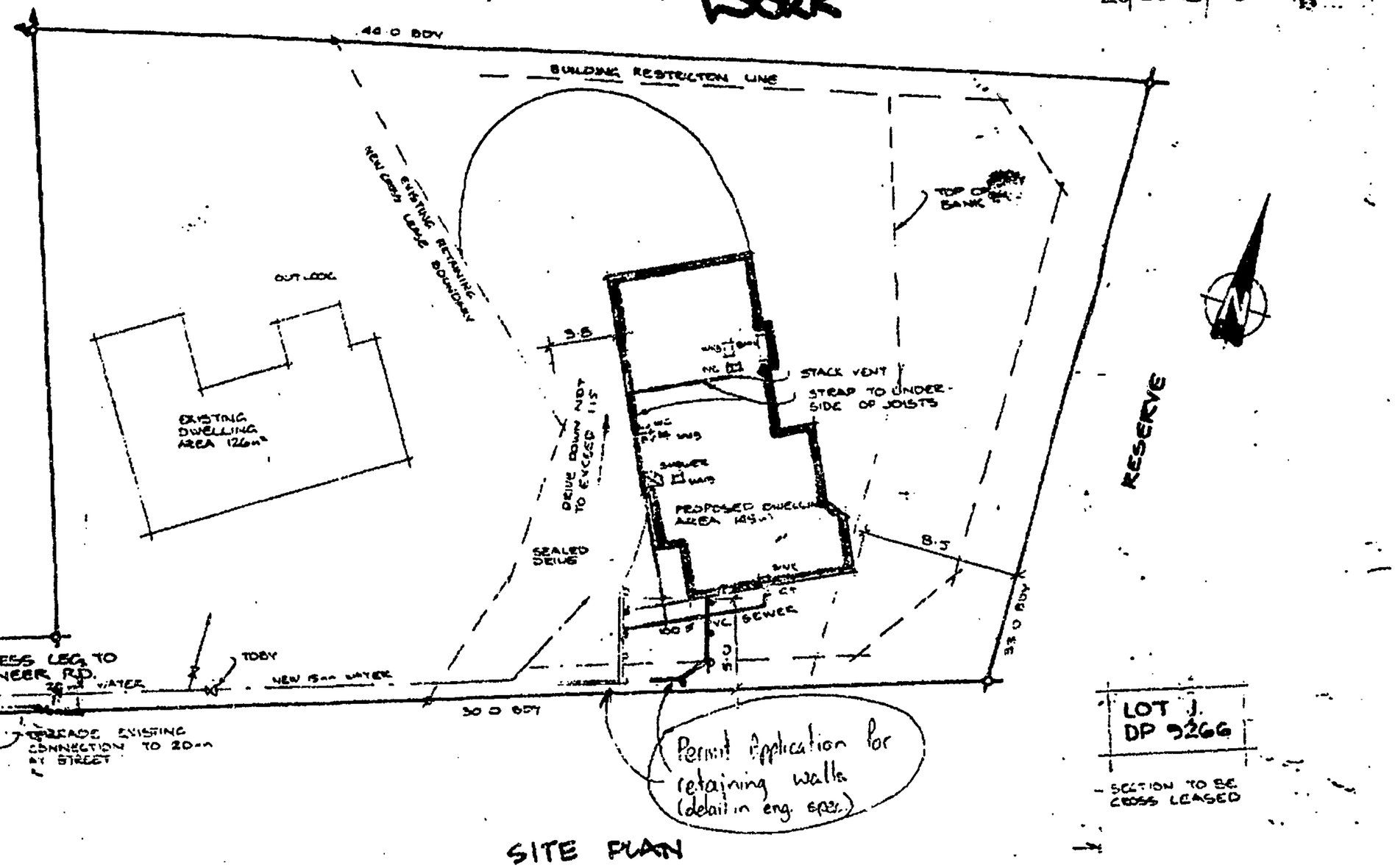


Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

AFFORDABLE HOMES TGA PAGE 02
21/07/1998 09:13 64-7-5779510

UNAUTHORISED WORK

23973
26/June/98



SITE PLAN
1:200

JOB NO 98/195 JULY 98

Rowahan Design
4 Dalkeith Place Plymouth Ph/Fax 758-7414

POOR ORIGINAL

Mr and Mrs Tim Cox—
113 A Pioneer Road

1

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

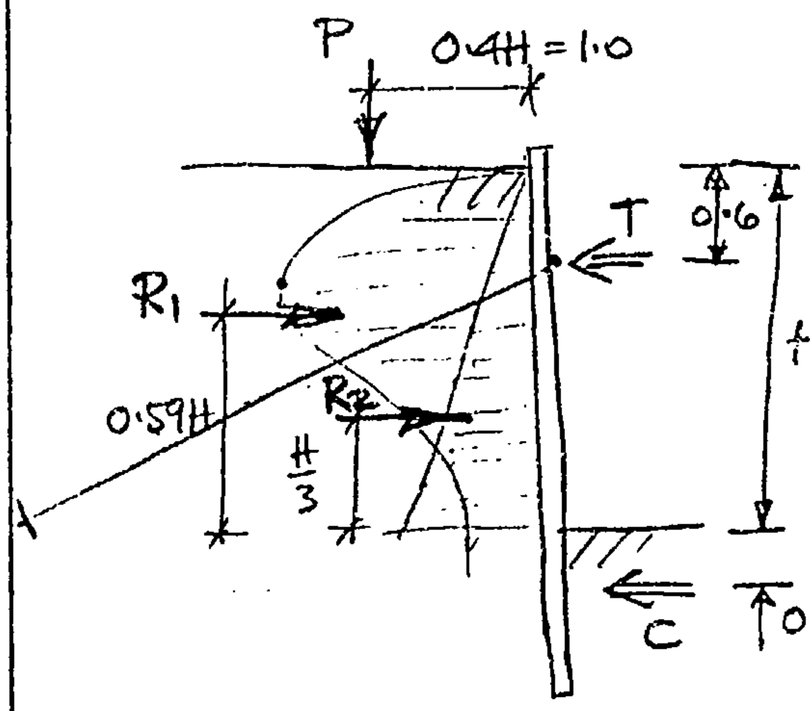
Scott Holland
CONSULTING ENGINEERS

Page No. 4 of 4

Made by: AF Date: 23-6-

RETAINING WALL 113A PIONEER RD

Check wall with 8T axle
ie P = 40 kN (wheel)



$R_1 = 0.78 \frac{P}{H}$

$= 12$ kN.

$R_2 = \frac{1}{2} K_a \gamma_s H^2$

$= 16$ kN.

$\Rightarrow T = 19$ kN.

$\therefore C = 9$ kN.

Check footing

$q_{p.} = \frac{C}{1.5 \times 0.3} = 20$ kPa o.k.

POLE EMBED.

Check tension anchor

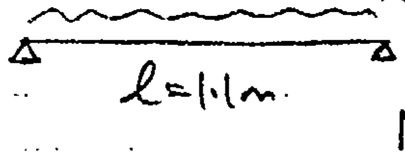
— pole screw anchor 200ϕ x 2m long min. embed. 1.5m. One per pole should be adequate! anchors were tested at installation for pull out.

TENSION ANCH

Check horiz. members
— poles @ 1100 CRS.
— max. pressure due to vehicle & earth pressure

$P_1 = 1.6 \left(\frac{P}{H^2}\right)$
$= 10$ kPa

$P_2 = K_a \gamma_s (0.41H)$
$= 5$ kPa.



$W^* = 1.6 (P_1 + P_2) l \times 0.130$ (per horiz.)
$= 3.4$ kN
$M^* = 0.5$ kNm.

— 130 ½-round capacity

130 / 70

$\phi = 0.8$
$K_1 = 0.6$
$K_{21} = 0.85$
$F_b = 38$ MPa
$Z = 78 \times 10^{-6}$ m³
$\phi M_n = 1.2$ kNm o.k.

130 ½-ROUNDS

Check pole strength

$M^* \simeq 1.6 \times \frac{0.6^2}{2} \times P_1 \times 1.100$
@ anchor $= 3$ kNm.

check 200 SED pole

$\phi = .8$
$K_1 = .6$
$Z = .9 \times 10^{-3}$
$\Rightarrow \phi M_n = 13$ kNm.

200 SED POLES @ 1100 CRS.

Document Set ID: 821201
Version: 1, Version Date: 04/08/2009

10mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

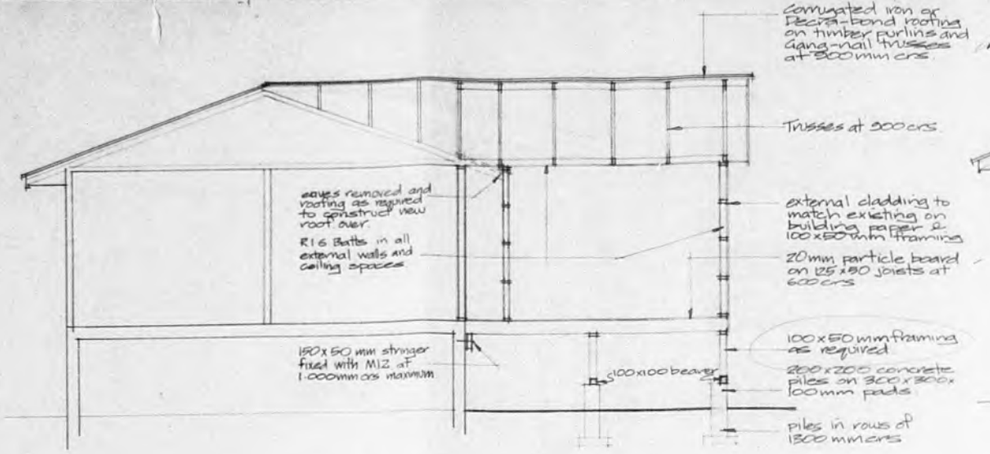
Permit No 13158

56401

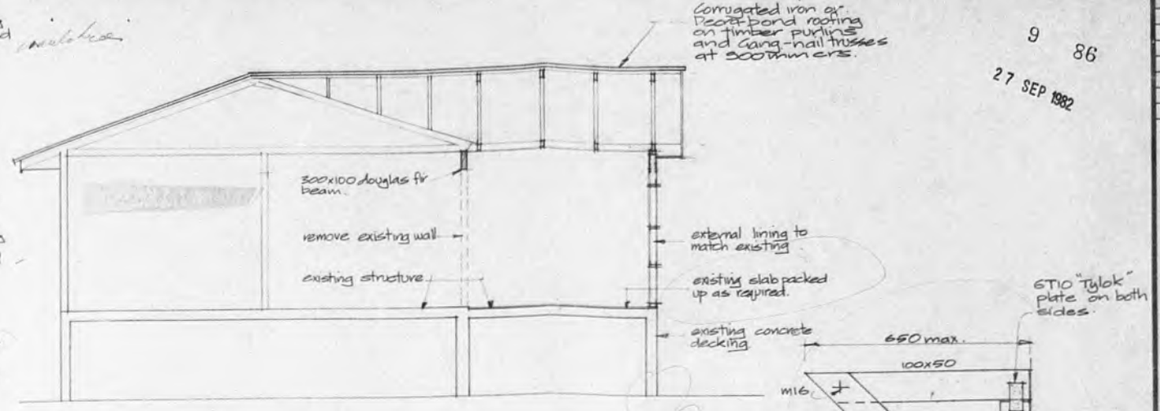
Date 27-9-82

12-4-83

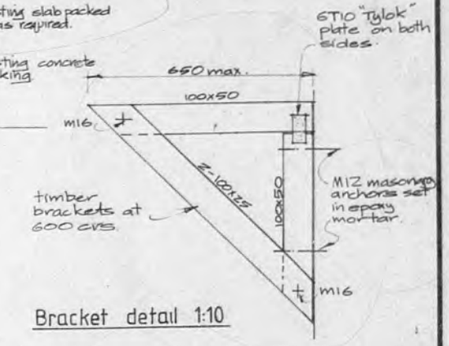
No. Sheets 2



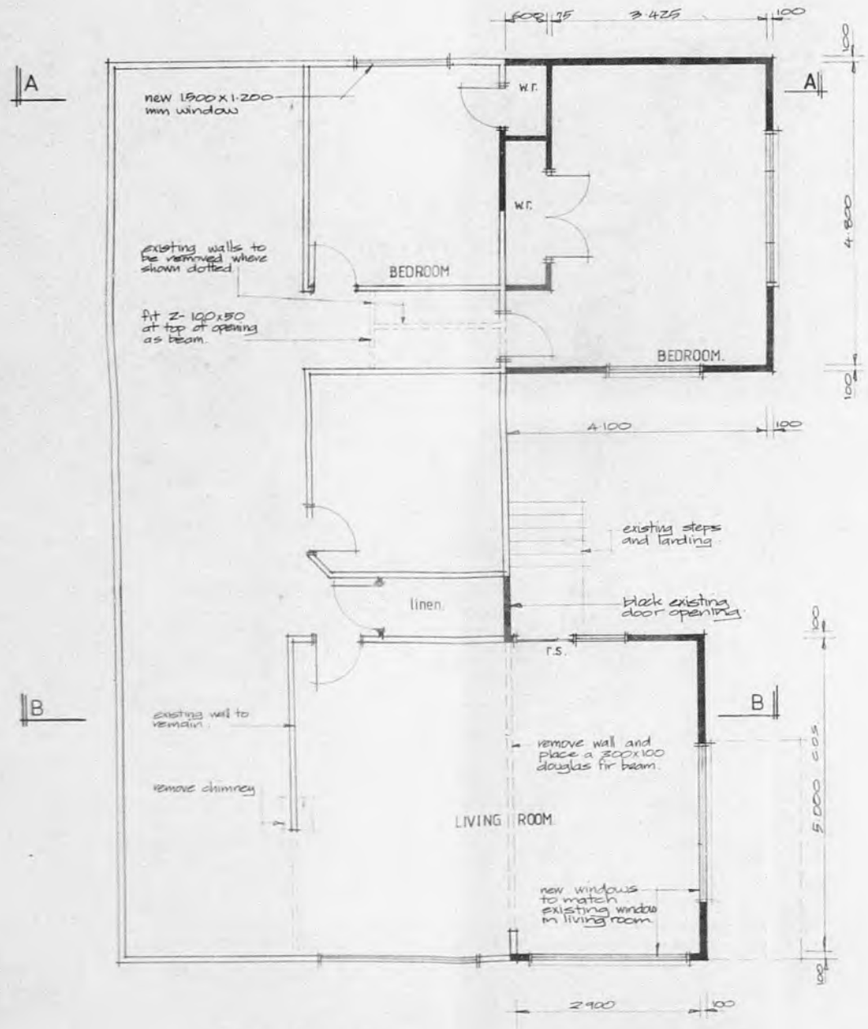
section A A (1:50)



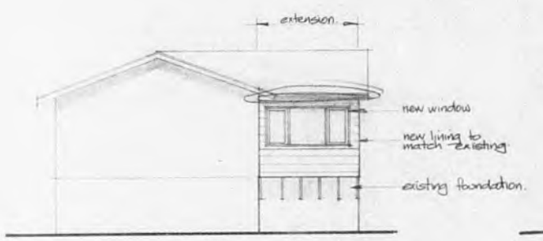
section B B (1:50)

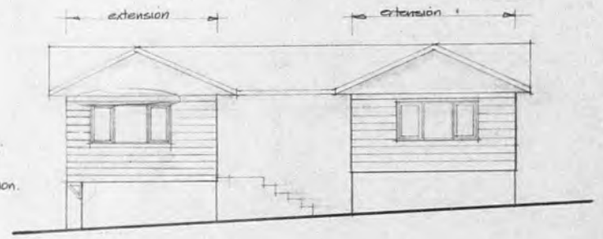


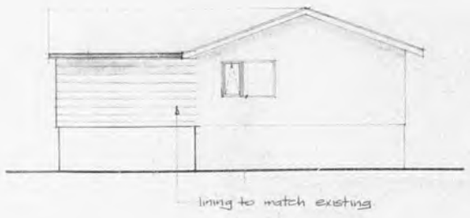
Bracket detail 1:10



Floor plan. (1:50)







elevations. (1:100)

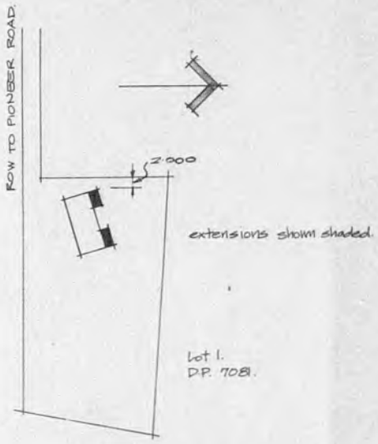
NEW PLYMOUTH CITY COUNCIL

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

		DATE
TOWN PLANNING		28-9-82
PUBLIC HEALTH		5-10-82
BUILDING		3.11.82
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 14 Oct 1982



site plan.

9 86

27 SEP 1982

GENERAL NOTES

433/113

No	AMENDMENTS	Ck'd	Date
A			

CONTRACTORS TO
Verify all dimensions on site before commencing any work
Refer to figured dimensions
Refer all discrepancies to drawing office

	NAME	DATE
SURVEYED		
DESIGNED		
DRAWN		
TRACED		
CHECKED		
APPROVED		

This drawing is copyright to

TSE GROUP
CONSULTANTS LIMITED
ARCHITECTS, ENGINEERS, SURVEYORS & TOWN PLANNERS
WELLINGTON · 97 TARANAKI ST · P.O. BOX 6643 · TELEPHONE 847-029
AUCKLAND · 13 CHESHIRE ST · P.O. BOX 6504 · TELEPHONE 347-798
PARAPARAUMU · P.O. BOX 186 · TELEPHONE 6047
NEW PLYMOUTH · P.O. BOX 327 · TELEPHONE 88-390
HAMILTON · P.O. BOX 9345 · TELEPHONE 84-339

JOB TITLE
extensions to OLSEN RESIDENCE by
LSL Lyndsay sole ltd.

SHEET TITLE

PROJECT 852 14. ASPECT

AMENDMENT

SCALE

DRAWING 1 SHEET 1 of

433/115

UNAUTHORISED WORK.

23973

26/June/98

44·0 BDY

BUILDING RESTRICTION LINE

NEW CROSS LEASE BOUNDARY

EXISTING RETAINING

OUTLOOK

EXISTING DWELLING. AREA 126m²

3·8

WHB BATH

WC

STACK VENT.

STRAP TO UNDER-SIDE OF JOISTS

WC WHB

SHOWER WHB

PROPOSED DWELLING AREA 145m²

DRIVE DOWN NOT TO EXCEED 1:5

SEALED DRIVE

8.5

SINK

100 ϕ PVC SEWER

5·0

TOP OF BANK.

33·0 BDY

ACCESS LEG TO PIONEER RD.

20mm WATER

TOBY

NEW 15mm WATER

30·0 BDY

UPGRADE EXISTING CONNECTION TO 20mm AT STREET

Permit Application for retaining wall (detail in eng. spec.)

SITE PLAN
1:200

N

RESERVE

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

APPROVED:

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

LOT 1 DP 9266

- SECTION TO BE CROSS LEASED

JOB No 93/195 JULY 93

Roughan Design
4 Del Mar Pl, New Plymouth Ph/Fax 758-7414

Mr and Mrs Tim Cox—
113 A Pioneer Road

1 OF FIVE

POWERED BY

ownly

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move.

darrell paterson

OWNER & SALESPERSON

027 493 7134

darrell@bestmove.co.nz

bestmove.co.nz