Sharalyn Fraser
Agency

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

H.C.C./D.1

Horowhenua County Council

PERMIT No. [illegible]

LOCALITY Waikanae

DATE RECEIVED 12 11 76

DATE ISSUED [illegible]

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

Classic Developments Ltd.

OWNER'S NAME

108 Winara Avenue,
Waikanae.
Tel: 5453

FOR OFFICE USE ONLY

REMARKS:

APPROVED
[signature]
COUNTY ENGINEER
DATE 24/11/77

12-22

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

W.J.
R.R.
[illegible]/77

9916

Valuation Book No. Date 12 - 10 11 ,19 76

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work Complete Plumbing & Drainage to new 2 Unit Apartment Dwelling.

Allotment. Lot: 32 D.P.: 34696 Section: Area:

Block: S.D.: Locality:

Previous Owner (If Section has been recently transferred)

Frontage (Length) (Name of Street or Road) 22 Belvedere Avenue

Water Supply (Description) TOWN SUPPLY.

Estimated Value of Plumbing Work $

Estimated Value of Septic Tank $

Estimated Value of Drainage Work $ Total $3600.00

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

Permit Fees $ 40.00 Receipt No.: 13952

(For Scale of Fees see Back Page.)

Full Name and Address of Owner CLASSIC DEVELOPMENTS LTD
108 WINARA AVE, WAIKANAE.

NOTE—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.

(b) Detailed drawings of septic tank — ¼in to one foot.

(c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of ⅛in to foot for large premises — in DUPLICATE.

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

Signature of Applicant: [signature]

Address: 108 WINARA AVE WAIKANAE.

Plumber's Name, Address, and Registered No. (If not the applicant.) M.J. ADAMS (PLUMBER & DRAINLAYER)
51 DALE RD. RAUMATI SOUTH.

1051

H.C.C./D.1

Horowhenua County Council

PERMIT No. W4562

LOCALITY Foxton Beach

DATE RECEIVED

DATE ISSUED 20:10:81

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Burns

FOR OFFICE USE ONLY

REMARKS:

APPROVED

S E Jackson
COUNTY ENGINEER

DATE 16-10-81

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

12-22

Valuation Book No. Date 19

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work: connect to sewer.

Allotment. Lot: Flat 1 32 D.P. 46585 Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) 22 Belvedere Ave.

Water Supply (Description)

Estimated Material Value of Plumbing Work		$
Estimated Labour Value of Plumbing Work		$
Estimated Material Value of Drainage Work	95	$ 95
Estimated Labour Value of Drainage Work	75	$ 75
	Total	$170

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

Permit Fee Based on Labour Value $ 9 Receipt No.: 34400

Water Connection Fee $ Receipt No.:

Full Name and Address of Owner: A.L. Burns
22 Belvedere Ave

NOTE.—The following MUST accompany this Application:—

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

(b) Specifications of work materials to be used.

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

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

Signature of Applicant: P A Milham

Address Box 1 Manakau

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

Registered Drainlayer's
Signature, Address, and
Registered No. 43416 P A Milham

(851)

H.C.C./D.1

Horowhenua County Council

PERMIT No. W4290

RECEIVED

LOCALITY Waikanae Sewer

DATE RECEIVED 15 DEC 1980.

DATE ISSUED 5 : 1 : 81.

HOROWHENUA COUNTY COUNCIL
WAIKANAE

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Knowles

FOR OFFICE USE ONLY

REMARKS: $100 PAID

APPROVED

COUNTY ENGINEER

DATE 14-12-80

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

12-22

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 10452
H136000

LOCALITY Waikanae.

DATE RECEIVED 27 : 7 : 77. DATE ISSUED 30 : 8 : 77.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Mrs D A Knowles

FOR OFFICE USE ONLY

REMARKS:

APPROVED
B. [illegible]
COUNTY ENGINEER.
DATE 9-8-77

NOTE.—

1 All Plans and Specifications must be in ink.

12-22

Valuation Book No. 1496/- 538/726 Date , 19

Application for Building Permit

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

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

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

1. **Type of Building:** Garden shed
Dwellings, etc.; additions or alterations

Particulars of Building: Foundations: Concrete Walls: Galv iron Roof: Galv iron
Weatherboards

Total floor area: 54 sq. metres.

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

3. **Allotment:** Lot: 32 D.P.: 34690. Section:
Area: Block: S.D. Locality: Belvedere Ave.

4. **Owner's Full Name** Mrs D A Knowles
Address 82A Belvedere Ave. Vaikanae

5. **Previous Owner** (If Section has been recently transferred)

6. Frontage (Length): Name of Street or Road 23(G) Belvedere Ave

7. **Estimated Value of Building**— $ 400-00 :
~~Plumbing and Drainage~~ — $:
Total $ 400-00 :

8. **Fees** $ 2-00 :
See Scales of Fees on Back Page.
No. of Receipt 5018

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

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

NOTE—The following MUST accompany this Application—

Plans and Specifications in Duplicate, including —

(a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front, Rear and Side Elevations.

(d) Cross section showing framing with bracing.

(e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant L S Nicholson as BUILDER or ~~OWNER~~.

Address

Builder's Name and Address (If not the applicant) Nicholson & Robinson
4 Tui Cres Vaikanae

TMC/IC 12th July 1977

Mr M. J. Powell,
108 [illegible] Avenue,
WAIKANAE.

Dear Mr Powell,

re: TOWNHOUSES - LOT 32 D.P.34696
BELVEDERE AVENUE, WAIKANAE

In reply to your personal enquiry made some weeks ago at this office concerning the above mentioned proposal.

As a result of the Council advertising Review No. 2 of its District Planning Scheme your proposal needs to comply with both the Operative District Planning Scheme and Review No. 2.

The principle problem with your proposal, even though you have previously erected a similar building, is that it no longer complies in respect of side yards, which need now to be provided 1.5m upon one side, and 3m upon the other side of the proposal.

Upon this account the proposal must be declined in its present form.

There is provision in instances such as this for you to make an application for a Specified Departure under section 30D of the Town & Country Planning Act, to the Council. If you decide to proceed along this line it would be as well to discuss the matter with your Solicitor.

Yours faithfully,

J.M. Dorrin
CHIEF HEALTH & BUILDING INSPECTOR

12-22

H.C.C./B.1.

Horowhenua County Council

PERMIT No. [illegible]

LOCALITY Waikanae

DATE RECEIVED 12 11 76

DATE ISSUED [illegible]

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Classic Developments Ltd.

FOR OFFICE USE ONLY

108 Winara Avenue
Waikanae.
Tel: 5453

REMARKS:

APPROVED

[signature]
COUNTY ENGINEER

DATE 24/11/76

[illegible] COUNTY COUNCIL
[illegible] to give [illegible]
[illegible] not [illegible]
[illegible] to [illegible]
[illegible] stands for the [illegible]

NOTE.—

1 All Plans and Specifications must be in ink.

12-22

EP
JMCH

Valuation Book No. 1496/538/72 Date 12-11 76

Application for Building Permit

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

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

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

1. **Type of Building:** Apartment House Containing 2 Residential Units
Dwellings, etc.: additions or alterations

Particulars of Building: Foundations: Concrete Walls: Veneer & Wood Roof: Decra.
Total floor area: ~~206.46~~ 249.64 M^2 sq. ft. Each Unit 103.23 Each Garage 21.59

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

3. **Allotment:** Lot: 32 D.P. 34696 Section:
Area: Block: S.D. Locality:

4. **Owner's Full Name** Classic Developments Ltd.
Address 108 Wi ara Avenue,
Waikanae.
Tel: 5453

5. **Previous Owner** (If Section has been recently transferred) 22 Name of Street or Road BELVEDERE AVE.

6. **Frontage** (Length): 39784

7. **Estimated Value of Building**— $ ~~34000~~ 43,304.
Plumbing and Drainage— $ 3600 Total $ ~~37600.00~~

8. **Fees** $ 88.00 No. of Receipt
See Scales of Fees on Back Page.
Building Research Levy $ 22.00 Footpath Damage Deposit $ 100.00

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

NOTE—The following MUST accompany this Application.—

Plans and Specifications in Duplicate, including —

(a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front, Rear and Side Elevations.

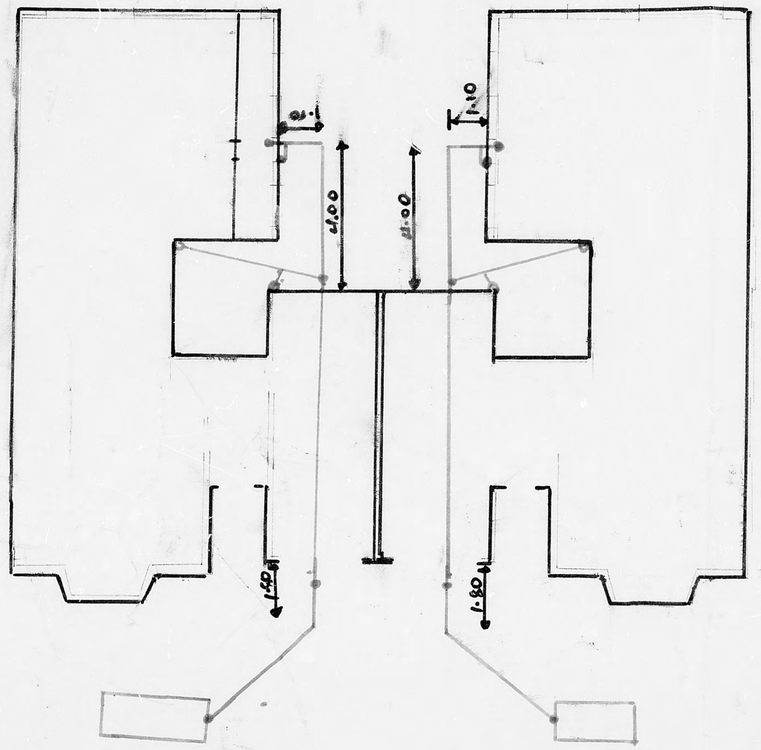
(d) Cross section showing framing with bracing.

(e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant R Powell P.P. Classic Dev. Ltd. as BUILDER or OWNER.

Address 108 WINARA AVE WAIKANAE.
AS ABOVE.

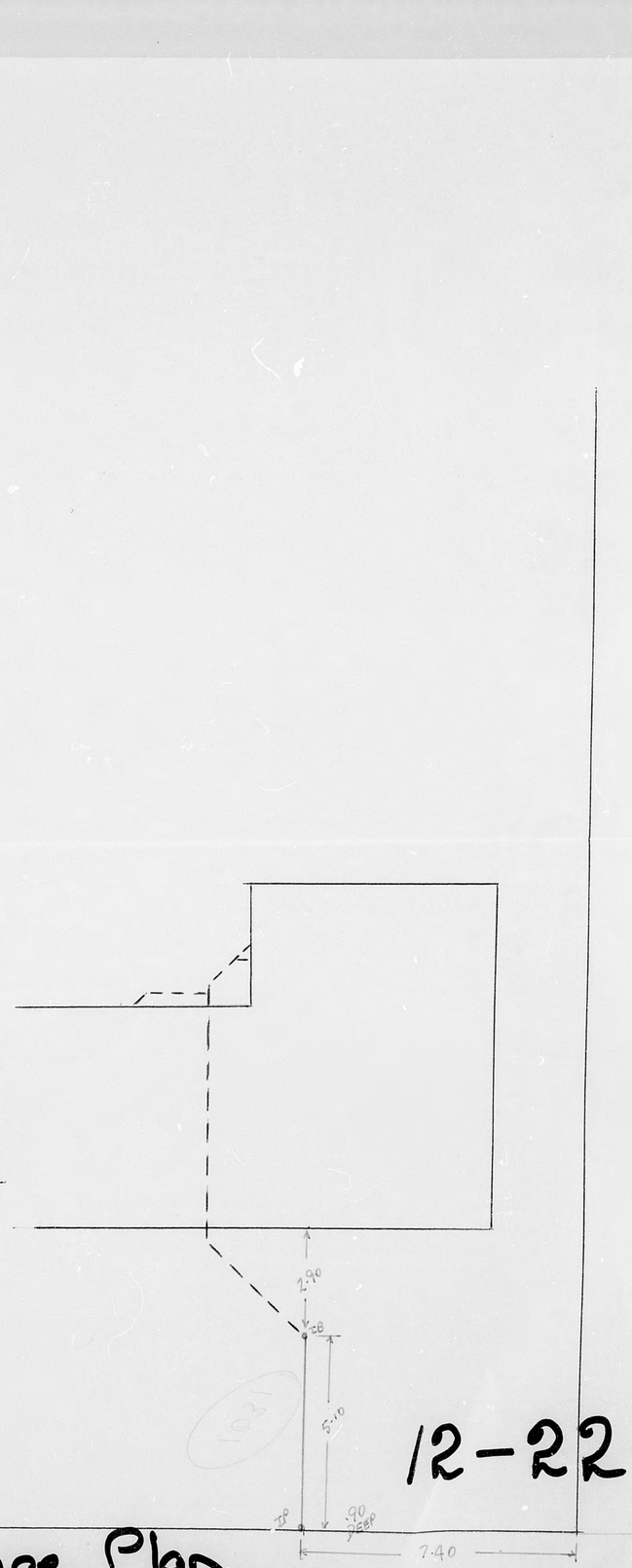
Builder's Name and Address (If not the applicant)



12-22

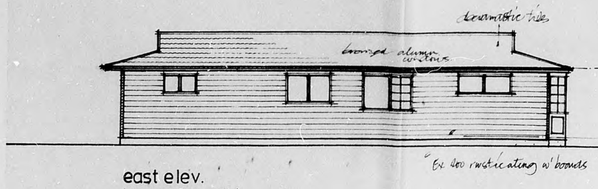
	APPROVED COUNTY ENGINEER DATE	AMENDMENTS DATE	DRAWING NUMBER SHEET OF SHEETS SCALE

ROAD - 22 BELVEDERE AVE
LOT - 32
DP - 35190
DRAINLAYER - P MCOWN
DATE - 16-10-81
PIPE - TERRAIN P.V.C

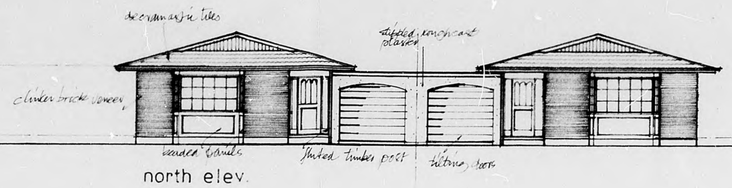


12-22

Drainage Plan



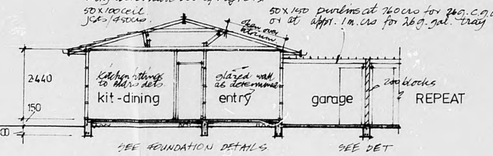
east elev.
(reverse for west)



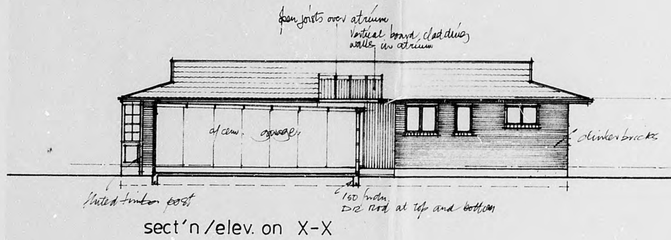
north elev.

All roof struts to bearing partitions

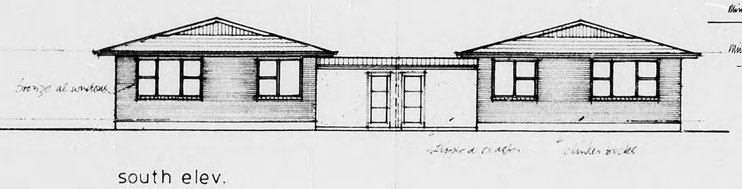
26x100 ridge. 50x100 rafters at 700 ctrs.
50x100 underpurlins.
50x100 struts and 25x150 collar ties at
every alternate set of rafters.
50x100 ceil. joists 450 ctrs
50x150 purlins at 760 ctrs for 260 g.c.i. roofing, or at approx. 1m. ctrs for 26 g. gal. trays 100 rows



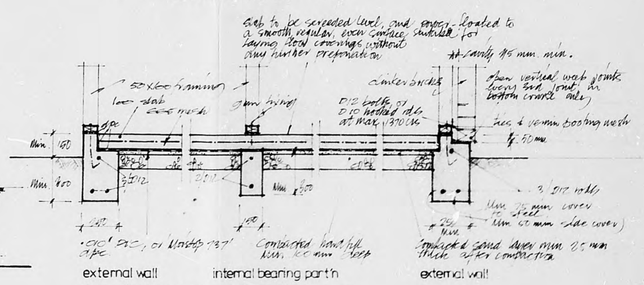
section A-A 1:100



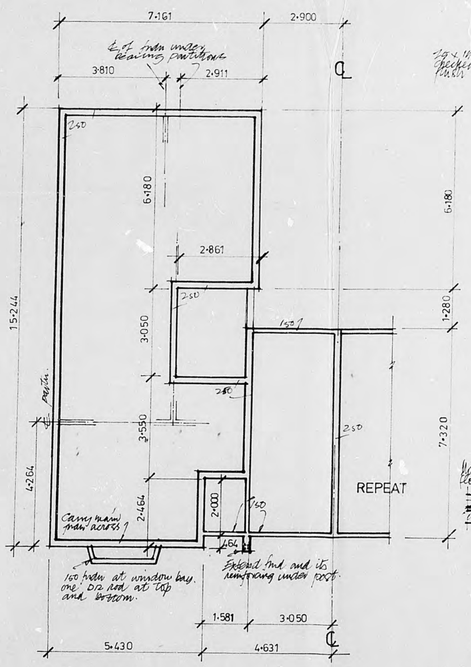
sect'n/elev. on X-X



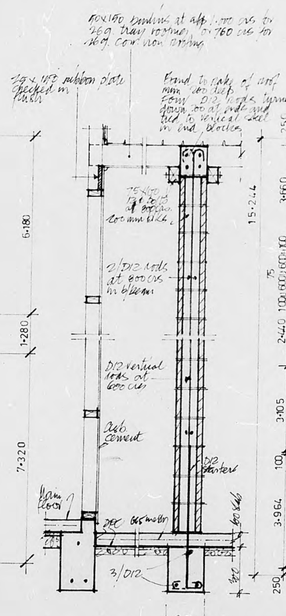
south elev.



foundation + slab details 1:20

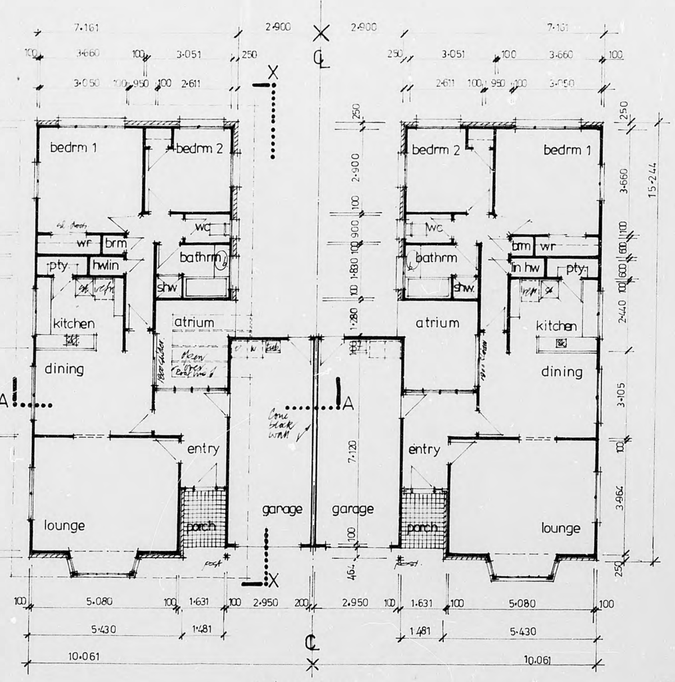


foundation plan



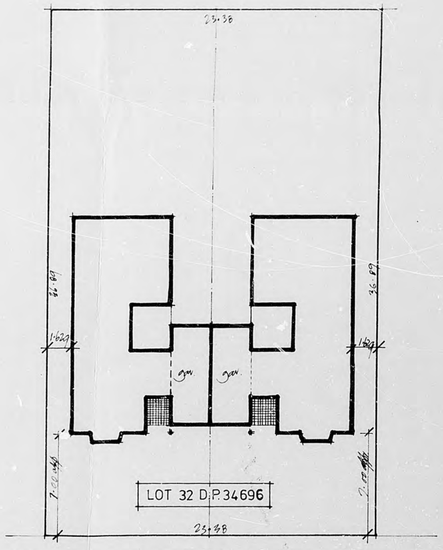
All reinforced cells in blockwork to be filled with concrete grout.

DIVIDING WALL to HCC detail enclosed



floor plans
1:100

REMINDER TO CHECK ALL DIMENSIONS BEFORE SETTING OUT THE WORK.



site plan
1:200

WORKING DRAWINGS DEVELOPED FROM PLAN SUPPLIED BY BUILDERS. BUILDERS TO PROVIDE SPECIFICATION.

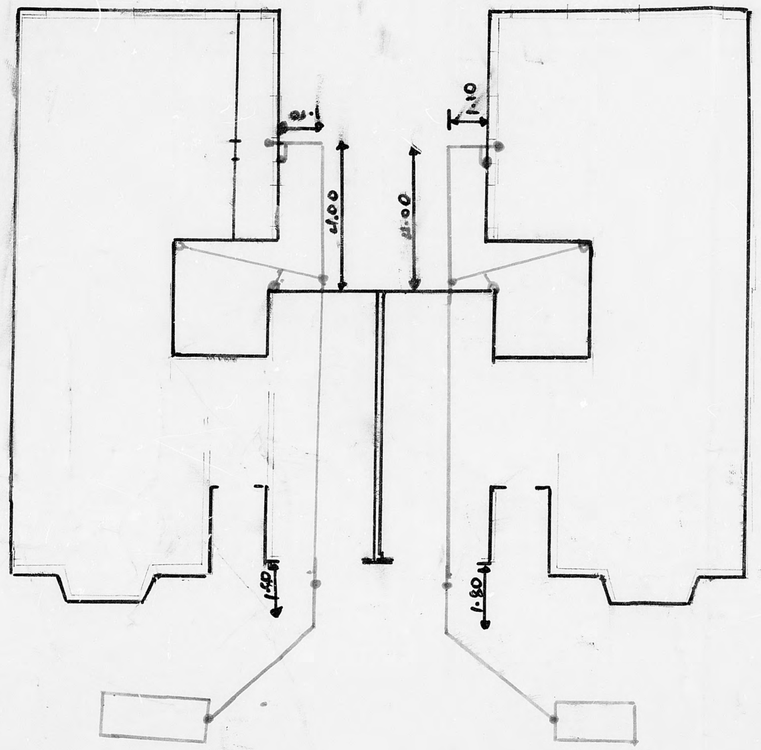
TWO FLATS

BELVEDERE AVENUE WAIKANAE
FOR CLASSIC DEVELOPMENTS LIMITED

BLUMHUBER | Bank of NSW Building, Russell St, Upper Hutt • tel 85715 • NOV 1976

THE COPYRIGHT OF THESE DRAWINGS IS VESTED IN CLASSIC DEVELOPMENTS LTD

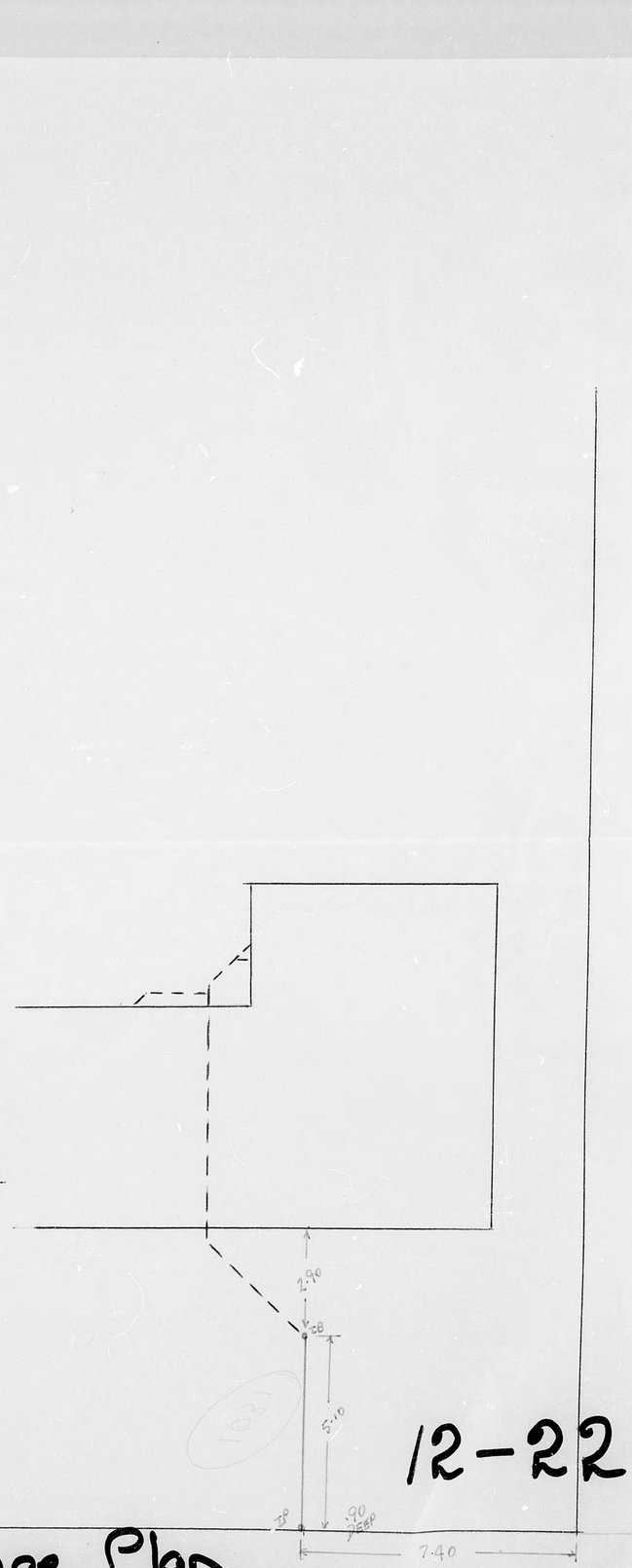
12-22



12-22

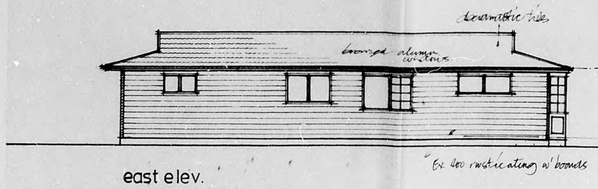
	APPROVED COUNTY ENGINEER DATE	AMENDMENTS DATE	DRAWING NUMBER SHEET OF SHEETS SCALE

ROAD - 22 BELVEDERE AVE
LOT - 32
DP - 35190
DRAINLAYER - P MCOWN
DATE - 16-10-81
PIPE - TERRAIN P.V.C

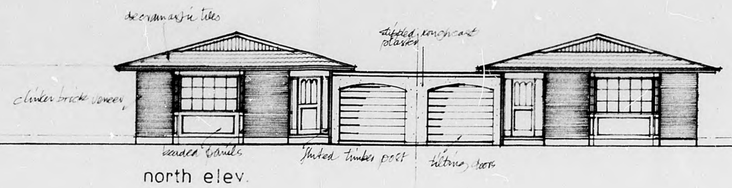


12-22

Drainage Plan



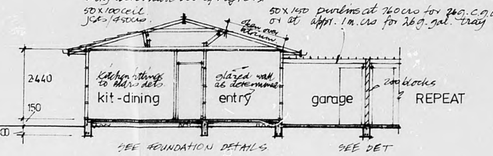
east elev.
(reverse for west)



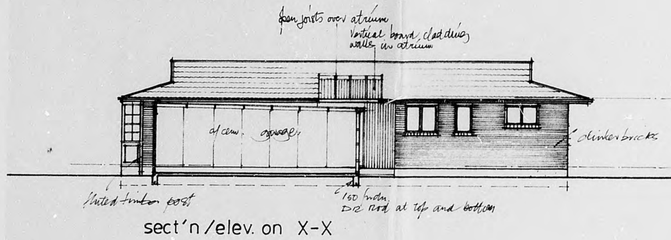
north elev.

All roof struts to bearing partitions

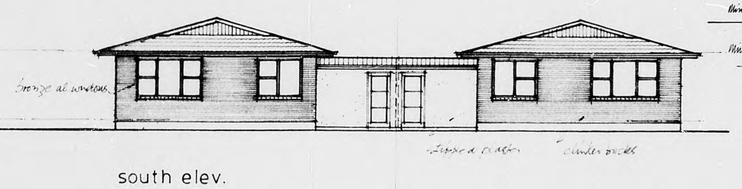
26x100 ridge. 50x100 rafters at 700 ctrs.
50x100 underpurlins.
50x100 struts and 25x150 collar ties at
every alternate set of rafters.
50x100 ceil. joists 450 ctrs
50x150 purlins at 760 ctrs for 260 g.c.i. roofing, or at approx. 1m. ctrs for 26 g. gal. trays 100 rows



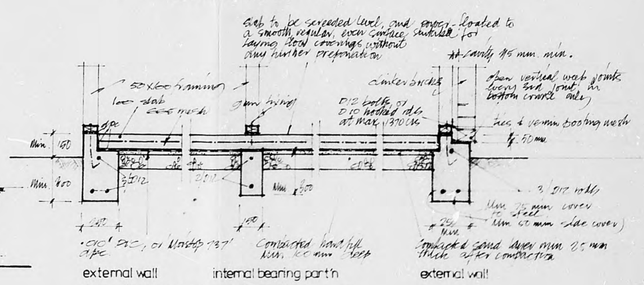
section A-A 1:100



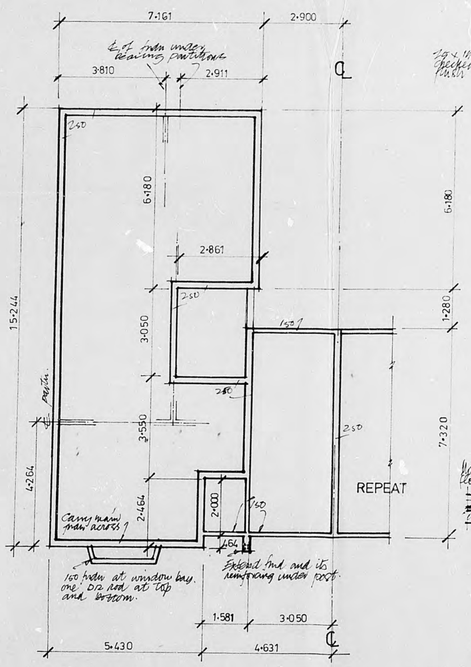
sect'n/elev. on X-X



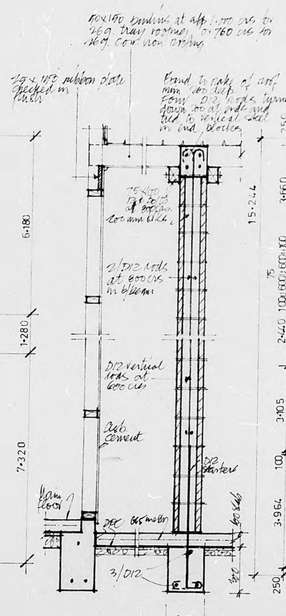
south elev.



foundation + slab details 1:20

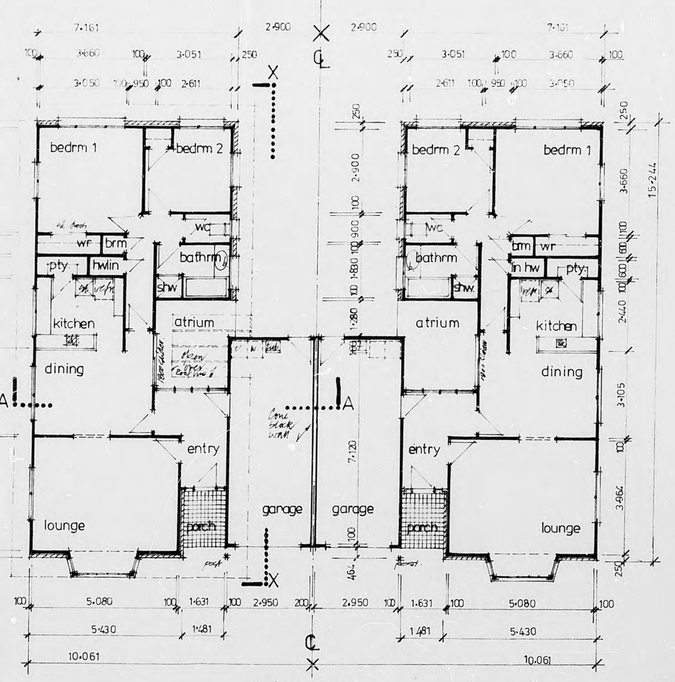


foundation plan



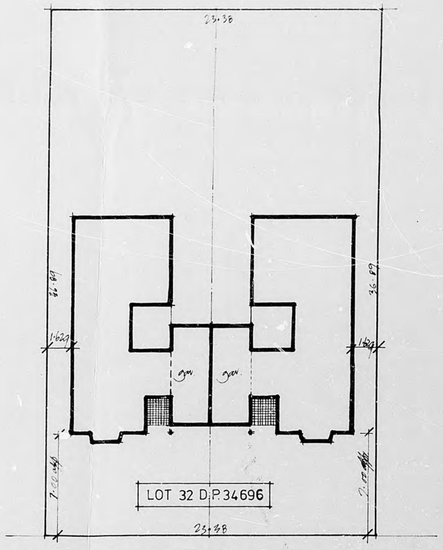
All reinforced cells in blockwork to be filled with concrete grout.

DIVIDING WALL to HCC detail enclosed



floor plans
1:100

REMINDER TO CHECK ALL DIMENSIONS BEFORE SETTING OUT THE WORK.



site plan
1:200

WORKING DRAWINGS DEVELOPED FROM PLAN SUPPLIED BY BUILDERS. BUILDERS TO PROVIDE SPECIFICATION.

TWO FLATS

BELVEDERE AVENUE WAIKANAE
FOR CLASSIC DEVELOPMENTS LIMITED

BLUMHUBER | Bank of NSW Building, Russell St, Upper Hutt • tel 85715 • NOV 1976

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12-22