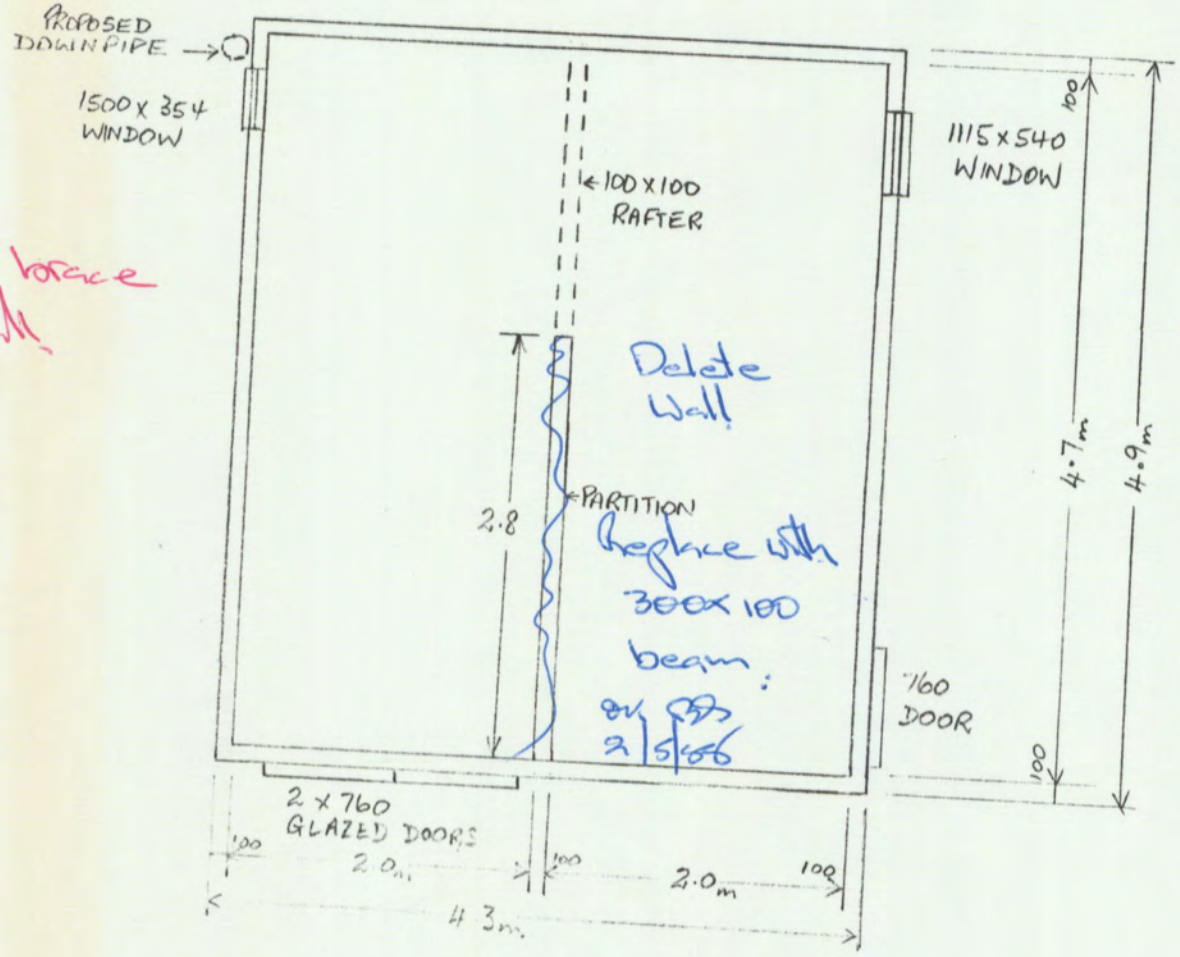


Provide wall bracing to each wall.

PLAN

LOT 6 DPS 11036
R J & J HYDE

SCALE 1:50

TCC361157

PLAN
AND SPECIFICATIONS
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.

Signed .....
Building Inspector
Date 6.4.06

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

№ 17365

PLAN No. 10603
RECEIPT No. 86
APPLICATION No.
BUILDING PERMIT No. 44980
RATING AREA No.

Mr N. E. Loveridge ~~Plumber~~ Drainlayer
Address Box 2152
Tauranga

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: C. Berquist
OCCUPIED BY: "
AND SITUATED IN HOUSE No.: 389 Ngatai Rd. Street Road Avenue
DESCRIBED AS LOT No.: 6 D.P. 11036

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
~~Construct new drain and connect to sewer or other approved outfall.~~
~~Extend drain.~~
~~Repair drain.~~
* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $
Estimated Cost of Drainage ..... $ 300.00
Total $

FEES — Plumbing ..... $
Drainage ..... $ 9.00
Total $

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19.....

M. A. Lang
for CITY ENGINEER

Date: 9.7.75

Date Completed
Date Work Commenced
REMARKS:

NOTE: Before commencing work, and on completion, please notify the Inspector.
No work to be covered up or enclosed until approved.

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

№ 17364

PLAN No. 10603

RECEIPT No. 86

APPLICATION No. .....

BUILDING PERMIT No. 41980

RATING AREA No. .....

Mr N. Morris

Address 391 Ngatai Rd. Tauranga

Plumber ~~Drainlayer~~

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: C. Bergquist

OCCUPIED BY: .....

AND SITUATED IN HOUSE No.: 389 Ngatai Rd. (Street / Road / Avenue)

DESCRIBED AS LOT No.: 6 D.P. 11036

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	1	1	1	1	1			1 SHOWER	1	1 H+C
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
Construct new drain and connect to sewer or other approved outfall.
Extend drain.
Repair drain.
* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $ 700.00

Estimated Cost of Drainage ..... $

Total $

FEES — Plumbing ..... $ 18.00

Drainage ..... $

Total $

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19....

for CITY ENGINEER

Date: 9/7/73

Date Completed .....

Date Work Commenced .....

REMARKS: .....

NOTE: Before commencing work, and on completion, please notify the Inspector.
No work to be covered up or enclosed until approved.

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

№ 16626

PLAN No. 10603

RECEIPT No. 86

APPLICATION No. .....

BUILDING PERMIT No. 41980

RATING AREA No. .....

Mr E. M. Guy — Plumber / Drainlayer

Address 140 Levers Rd, Tauranga

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: Colin Berquist

OCCUPIED BY: .....

AND SITUATED IN HOUSE No.: 389 Ngatai Road — Street / Road / Avenue

DESCRIBED AS LOT No.: 6 D.P. 11036

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	1	1	1	1	1			1 Shwr	1	1 H 1 C
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
Construct new drain and connect to sewer or other approved outfall.
Extend drain.
Repair drain.
Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $700 —
Estimated Cost of Drainage ..... $300 —
Total $000 —

FEES — Plumbing ..... $18 —
Drainage ..... $ 9 —
Total $27 —

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19.....

A G Stevens
for CITY ENGINEER

Date: 9-4-75

Date Completed .....

Date Work Commenced .....

REMARKS: .....

NOTE: Before commencing work, and on completion, please notify the Inspector.
No work to be covered up or enclosed until approved.

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

№ 16626

PLAN No. 10603

RECEIPT No. 86

APPLICATION No. .....

BUILDING PERMIT No. 41980

RATING AREA No. .....

Mr E. M. Guy — Plumber / Drainlayer

Address 140 Levers Rd, N.E. Tauranga

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: Colin Berquist

OCCUPIED BY: .....

AND SITUATED IN HOUSE No.: 389 Ngatai Road — Street / Road / Avenue

DESCRIBED AS LOT No.: 6 D.P. 11036

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	1	1	1	1	1			1 Shwr	1	1 H 1 C
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
Construct new drain and connect to sewer or other approved outfall.
Extend drain.
Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $700 —
Estimated Cost of Drainage ..... $300 —
Total $1000 —

FEES — Plumbing ..... $18 —
Drainage ..... $ 9 —
Total $27 —

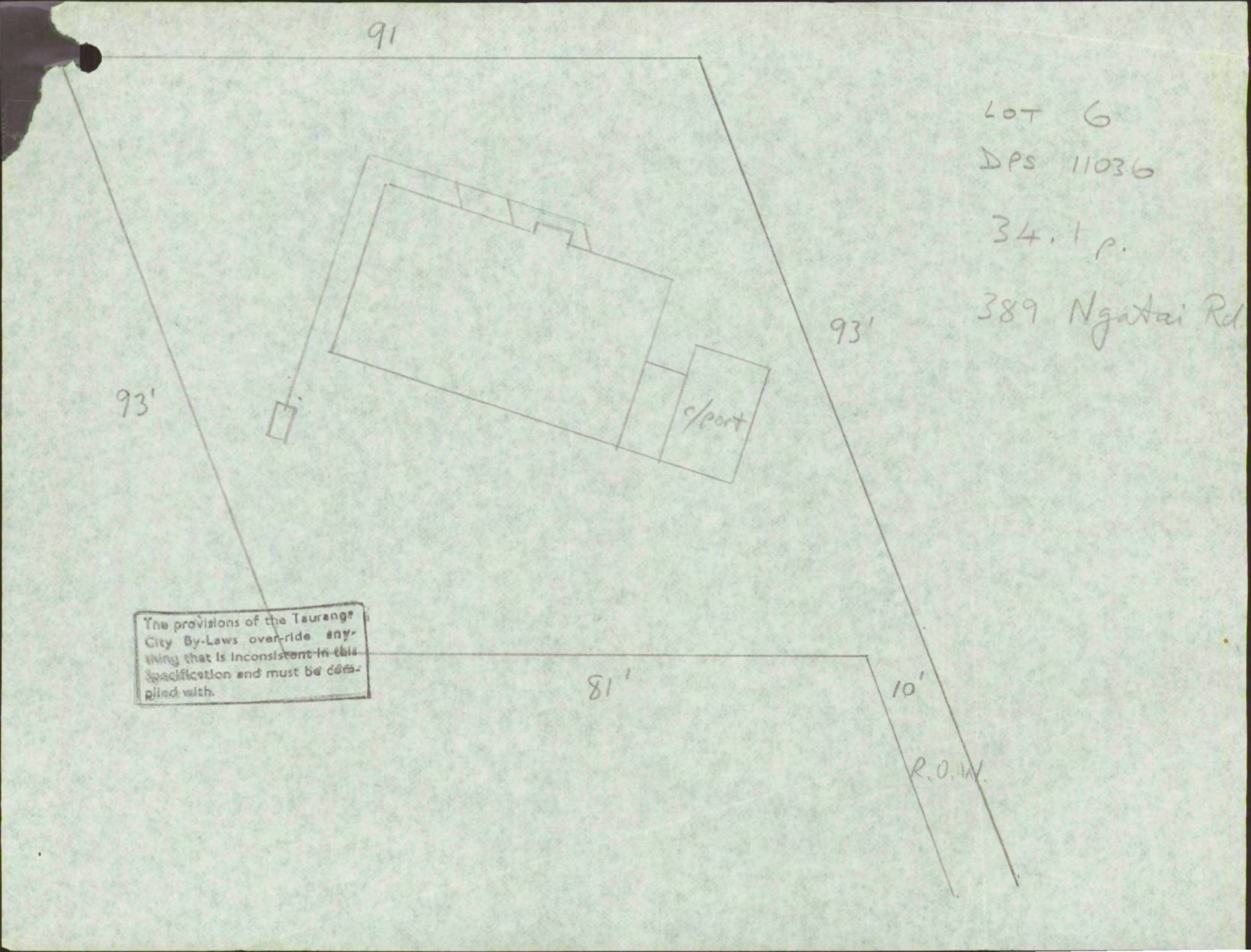
The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19.....

A G Stevens
for CITY ENGINEER

Date: 9-4-75

Date Completed .....
Date Work Commenced .....
REMARKS: .....

NOTE: Before commencing work, and on completion, please notify the Inspector.
No work to be covered up or enclosed until approved.



LOT 6
DPS 11036
34.1 p.
389 Ngatai Rd

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

TAURANGA CITY COUNCIL

Received 26/3/75

Application No.

Plan No. 10603

Permit No.

Receipt No. 86 Date 7/4/75

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Engineer,
TAURANGA CITY COUNCIL

PLUMBER
Name : E. GUY
Phone No. 69363
Postal Address : 140 Levers Rd TGA

DRAINLAYER
Name : E. GUY
Phone No. 69363
Postal Address : 140 Levers Rd TGA

Name of Person for whom work is to be carried out :
OWNER
Name : COLIN BERQUIST
Phone No. 66.720
Postal Address : 181 OTUMOETAI RD TGA

LOCATION Lot No. 6 D.P. 11036
House No. 389 NGATAI RD, TGA (Road / Street / Avenue)

hereby apply for permission to carry out the work described herein and set out in the plans attached hereto,

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT :

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	1	1	1	1	1	—	—	ONE SHOWER	1	1
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :

Cross out whichever is not applicable.

1. Construct new drain together with septic tank and effluent disposal system.
~~2.~~ Construct new drain and connect to sewer or other approved outfall.
~~3.~~ Extend drain.
~~4.~~ Repair drain.

Value of Proposed Work including materials:—

	Estimated Value of	Fee
(a) Plumbing	$	$
(b) Drainage	$	$
Total	$	$

Dated this day of 19

(Plumber) Signature (Drainlayer)

Re-inspections plus $3 for every additional $200 or part thereof. — $2.00
In excess of $400 — $12.00
In excess of $300 but not exceeding $400 — $12.00
In excess of $200 but not exceeding $300 — $9.00
In excess of $100 but not exceeding $200 — $6.00
Not exceeding $100 — $3.00

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.
Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as **re-inspections incur additional fees.**

ESTIMATED VALUE OF WORK*	FEE PAYABLE
	$ c
Not Exceeding $ 50	25
Exceeding $ 50 but not exceeding $ 75	75
Exceeding $ 75 but not exceeding $ 100	1.50
Exceeding $ 100 but not exceeding $ 200	3.00
Exceeding $ 200 but not exceeding $ 400	6.00
Exceeding $ 400 but not exceeding $ 600	8.00
Exceeding $ 600 but not exceeding $ 800	10.00
Exceeding $ 800 but not exceeding $1000	12.00
Exceeding $1000	$12 plus $1 for every $200 or part thereof in excess of $1000.
Re-inspections 50c	

*In assessing the value of work, no single fitting shall be deemed to have a value exceeding $100.

ISSUE OF PERMIT APPROVED

For City Engineer

D. Kale Print - 6677

Plumbing, Drainage and Water Service Block Plan

All Buildings and existing Drains to be drawn to the scale of 1/8" or 1/16" equal 1 ft. and to have all measurements shown.

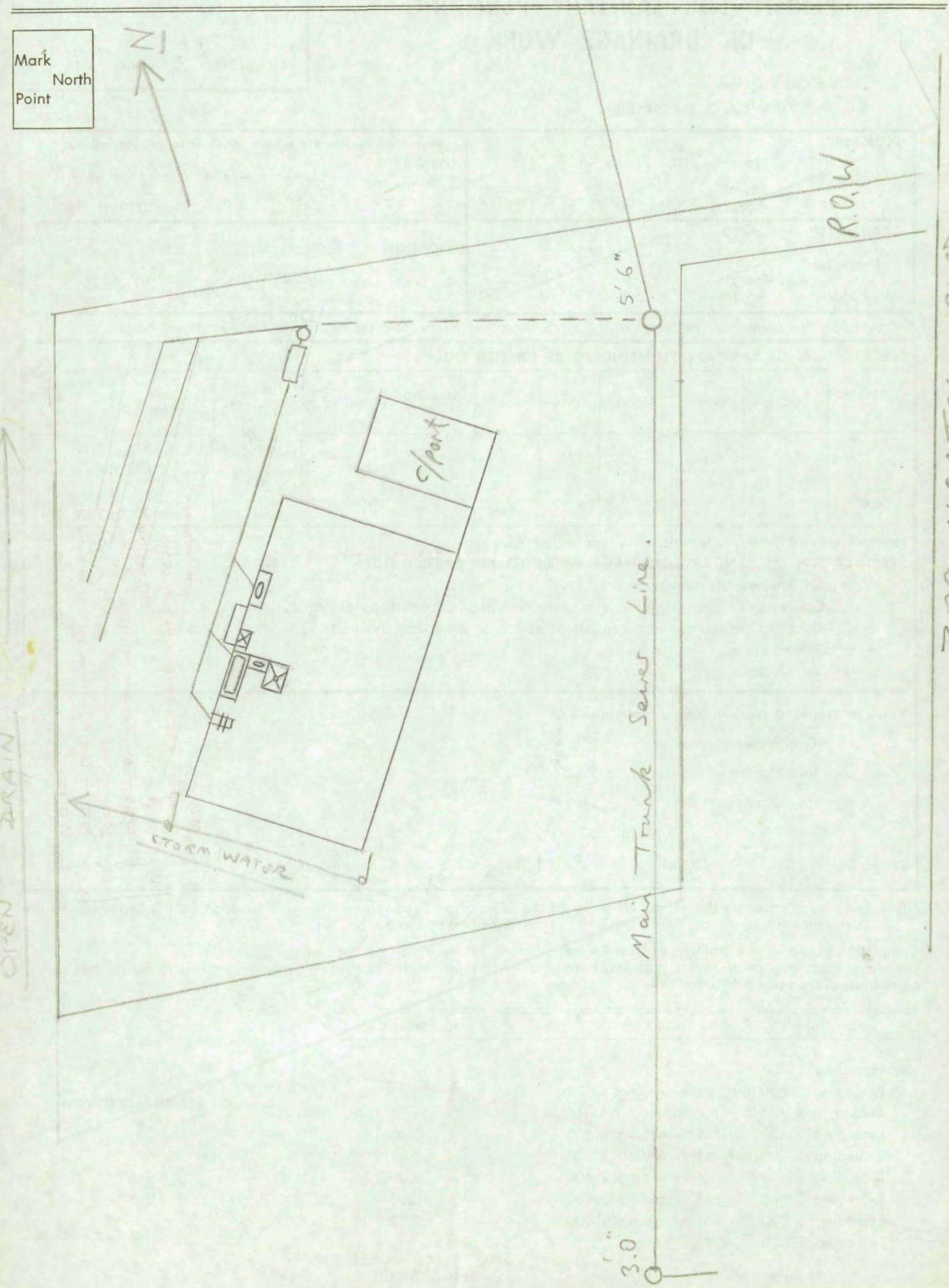
New drains to be shown lightly in pencil.

Old Drains in Dotted Red Line

Stormwater Drains in Green

Water Connection in Blue (show to first branch off service pipe)

REFERENCE:—
G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box



ROAD FRONTAGE (State name of Street, Road or Avenue)

TAURANGA CITY COUNCIL

Received 26.3.75

Application No.

Plan No. 10603
17364/65

Permit No. 16620 cancelled

Receipt No. 86 Date 7/4/75

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Engineer, N. MORRIS
TAURANGA CITY COUNCIL 391 Ngatai Rd.

PLUMBER
64139 Phone No.
Name : E. Guy
~~69-363~~ Postal Address : 140 Levers Rd TGA

DRAINLAYER
63-292. Phone No.
Name : N.E. Loveridge ~~E. Guy~~ Box 252
~~69-363~~ Postal Address : ~~140 Levers Rd TGA~~

Name of Person for whom work is to be carried out :
OWNER
Phone No.
Name : COLIN BERQUIST
Postal Address : 181 OTUMOETAI TGA

LOCATION Lot No. 6 D.P. 11036
House No. 389 NGATAI RD TGA
Road ~~Street~~ ~~Avenue~~

hereby apply for permission to carry out the work described herein and set out in the plans attached hereto,

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT :

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	1	1	1	1	1	—	—	ONE SHOWER	1	1
RENEW										
SHIFT										

Re-Inspections plus $3 for every additional $200 or part thereof | In excess of $400 | In excess of $300 but not exceeding $400 | In excess of $200 but not exceeding $300 | In excess of $100 but not exceeding $200 | Not exceeding $100

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :

Cross out whichever is not applicable.

1. Construct new drain together with septic tank and effluent disposal system.
2. Construct new drain and connect to sewer or other approved outfall.
3. Extend drain.
4. Repair drain.

Value of Proposed Work including materials:—

	Estimated Value of	Fee
(a) Plumbing	$ 700	$ 18.00
(b) Drainage	$ 300	$ 9
Total	$	$ 27.00

Dated this day of 19

(Plumber) Signature (Drainlayer)

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.
Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as **re-inspections incur additional fees.**

ESTIMATED VALUE OF WORK*	FEE PAYABLE
	$ c
Not Exceeding $ 50	25
Exceeding $ 50 but not exceeding $ 75	75
Exceeding $ 75 but not exceeding $ 100	1.50
Exceeding $ 100 but not exceeding $ 200	3.00
Exceeding $ 200 but not exceeding $ 400	6.00
Exceeding $ 400 but not exceeding $ 600	8.00
Exceeding $ 600 but not exceeding $ 800	10.00
Exceeding $ 800 but not exceeding $1000	12.00
Exceeding $1000	$12 plus $1 for every $200 or part thereof in excess of $1000.
Re-inspections 50c	

*In assessing the value of work, no single fitting shall be deemed to have a value exceeding $100.

ISSUE OF PERMIT APPROVED

For City Engineer

D. Kale Print - 6677

Plumbing, Drainage and Water Service Block Plan

All Buildings and existing Drains to be drawn to the scale of 1/8" or 1/16" equal 1 ft. and to have all measurements shown.

New drains to be shown lightly in pencil.

Old Drains in Dotted Red Line

Stormwater Drains in Green

Water Connection in Blue (show to first branch off service pipe)

REFERENCE:—
G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
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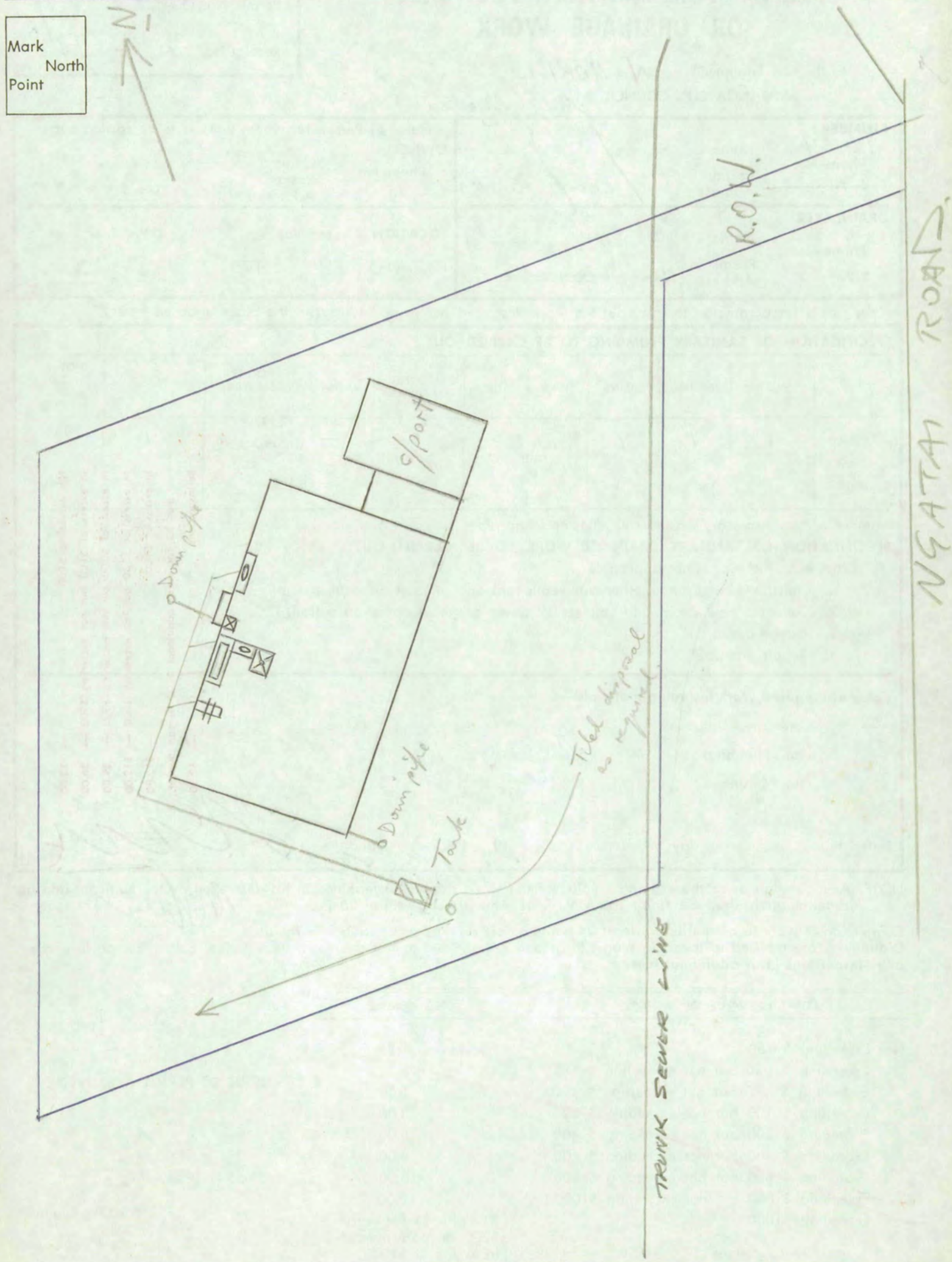
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box



ROAD FRONTAGE (State name of Street, Road or Avenue)

Checked & Approved	Building Insptr.	Health & Drainage Insptr.	Town Planning	City Engineer
	Date 27/3/75	Date 7/4/75	Date 26-3-75	Date 7/4/75

CITY OF TAURANGA

BUILDING APPLICATION FORM

Plan No. 10603
App. No.
Date 26-3-75

I hereby apply for permission to ~~Erect~~, Repair, Alter, Add to, Demolish, Remove or Reinstate a ~~Building~~, Chimney, Sign.

(1) ATTACH 2 COPIES PLANS (elevations, cross sections, site plan, plus some indication of locality on valuation map).
2 COPIES SPECIFICATIONS.

All Builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.
Any applications not complying will not be accepted.
It is an offence to start building work before a permit is issued.
All plans must be drawn to scale.

BUILDER Phone 66.720
Name (Print) COLIN BERQUIST
Address 181 OTUMOETAI RD TAURANGA
Signature Colin Berquist

BUILDING LOCATION
Address 389 NGATAI RD Tauranga
Owners Name C & G. BERQUIST. Phone No. 66.720
Owners Signature Colin Berquist

(2) COMPLETE DETAILS OF LOCATION

LOT No. 6 D.P.S. No. 11036
AREA 34.1 p FRONTAGE 91' links feet DEPTH 93' links feet
VALUATION ROLL No. 668/610 Pt.

(3) COMPLETE DETAILS OF BUILDING

TYPE indicate	✓
DWELLING	✓
FLATS	
MOTEL	
SHOP	
OFFICE	
GARAGE	
SHED	
MISC.	

AREA
GROUND FLOOR 1027 sq. ft.
OUTBUILDINGS 200 sq. ft.

VALUE N.B. Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

ESTIMATED VALUE OF BUILDING	13,600
EST. VALUE SANITARY PLUMBING DRAINAGE	1000
TOTAL	$14,600

FOR OFFICE USE ONLY

In the case of dwelling units indicate with a ✓ whether building is to be

Owner occupied	A	
For lease or rent	B	
One unit owner occ.	C	
One unit for lease	D	
Two units for lease	E	
For sale (spec house)	F	✓

Date		Application — Permit No.	Fee
9/4/75	Sanitary, Plumbing and Drainage	(17364/5) (16626 Cancelled)	27.00
	Building Research Levy		7.50
	Sewer Connection		
	Stormwater Connection		
10/4/75	Vehicular Crossing	10861	12.00
10/4/75	Water Connection	6785	28.00
	Propn. Water Rate		14.16
8/4/75	Building	41980	60.00
TOTAL		RECEIPT No. 80	148.66

7/4/75

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

Estimated Value of Work			Fees $ c
Not exceeding $20			50c
Over $20	and not exceeding	$200	1.00
Over $201	and not exceeding	$400	2.00
Over $401	and not exceeding	$600	3.00
Over $601	and not exceeding	$800	4.00
Over $801	and not exceeding	$1,000	5.00
Over $1,001	and not exceeding	$1,200	6.00
Over $1,201	and not exceeding	$1,400	7.00
Over $1,401	and not exceeding	$1,600	8.00
Over $1,601	and not exceeding	$1,800	
Over $1,801	and not exceeding	$2,000	0.00
Over $2,001	and not exceeding	$2,5	12.00
Over $2,501	and not exceeding		
Over $3,001	and not exceeding	,500	00
Over $3,501	and not exceeding	$4,0	
Over $4,001	and not exceeding	$5,0	21.00
Over $5,001	and not exceeding		1.00
Over $6,001	and not exceeding		27.00
Over $7,001	and not exceeding		30.0
Over $8,001	and not exceeding	$9,000	
Over $9,0	and not exceeding	0,000	6.00
Over 0,001	not exceeding	$12,0	40.00
Over $12,0	and not exceeding		44.00

Estimated Value of Work			Fees $ c
Over $14,001	and not exceeding	00	48.00
Over $16,0	and not exceeding	$ 00	52.00
Over $1	and exceeding	,000	56.00
Over ,001	and not exceeding	$25,000	64.00
Over $25,001	and not exceeding	$3	72.00
Over $2	01 and not exceeding	000	80.00
Over $3	and not exceeding	$40,000	88.00
Over $40,0	not exceeding	$50,000	98.00
$50,001	and not exceeding	$60,000	108.00
Over	01 and not exceeding	$70,000	118.00
Over 0,001	and not exceeding	$80,000	128.00
$80,0	and not exceeding	$90,000	138.00
Over $	01 and not exceeding	$100,000	148.00
Over ,001	and not exceeding	$120,000	158.00
$120,001	and not exceeding	$140,000	168.00
Over $140,001	and not exceeding	$160,000	178.00
Over $160,001	and not exceeding	$180,000	188.00
Over $180,001	and not exceeding	$200,000	198.00
Over $200,001	and not exceeding	$240,000	210.00
Over $240,001	and not exceeding	$280,000	220.00
For every $40,000 or part thereof in excess of $280,000 an additional fee of			$10.00

CANCELLED

FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty	Fees $ c
For inspection required in the case of proposed structural alterations before plans are submitted for approval	1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	.50
For inspecting old timber before re-using the same in a new building	1.50
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	.25

Estimated Value of Work			Fees $ c
	Not exceeding	$500	3.00
Over $500	and not exceeding	$1,000	5.00
Over $1,000	and not exceeding	$2,000	10.00
Over $2,000	and not exceeding	$4,000	20.00
Over $4,000	and not exceeding	$6,000	30.00
Over $6,000	and not exceeding	$8,000	35.00
Over $8,000	and not exceeding	$10,000	40.00
Over $10,000	and not exceeding	$20,000	60.00
Over $20,000	and not exceeding	$30,000	75.00

Estimated Value of Work			Fees $ c
Over $30,000	and not exceeding	$40,000	90.00
Over $40,000	and not exceeding	$60,000	120.00
Over $60,000	and not exceeding	$80,000	150.00
Over $80,000	and not exceeding	$100,000	175.00
Over $100,000	and not exceeding	$150,000	200.00
Over $150,000	and not exceeding	$200,000	250.00
Over $200,000	and not exceeding	$250,000	300.00
For every $50,000 or part thereof in excess of $250,000 an additional fee of			50.00

Nature of Duty	
For inspection required in the case of proposed structural alterations before plans are submitted for approval	5.00
For inspecting every detached stove, furnace, oven, closed fire or forge erected subsequently to the building	2.00
For inspecting old timber before reusing the same in a new building	10.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	$2.00

D. Kale Print - 6573

CITY OF TAURANGA

TOWN PLANNING - CHECK LIST

PLAN NUMBER: 10603 DATE: 26-3-75

TYPE OF BUILDING: Dwelling

ZONE: Residential A

YARDS: Check for compliance with minimums according to front, corner or rear site.

Rear Site ✓

MINIMUM OPEN SPACE REQUIREMENTS: —

COVERAGE:

Site area (nett) 30 perches — square feet.

Permissable site coverage 2860 square feet.

Existing Building area — square feet.

New Building area 1700 square feet.

Existing Accessory building(s) — square feet.

New Accessory Building(s) — square feet.

Total area accessory buildings — square feet.

Total building area 1700 square feet.

DENSITY:

Maximum permitted for zone 40 p.p.a.

Maximum permitted for site 8 persons

Actual (See appendix J) 2 persons

CAR PARKING:

Number required 1 spaces, ~~carports~~, ~~garages~~

Number provided 2 ~~spaces~~, ~~carports~~, garages

ACCESS AND MANOEUVRING: Check for use by 90 percentile design car (Appendix H).

Remarks: ✓

Check for formation, grading and stormwater disposal of vehicle accesses and Parking areas.

Remarks: —

APARTMENTS:

Number of units: —

Space between units: —

Check for step-in-plan requirements:

Remarks: —

General Remarks - relevant to any discrepancies, requirements, or possible dispensations:-

[signature]

DRAINAGE INSPECTORS OFFICE

SITE OK.

EFFLUENT SOAKAGE —

SIGNATURE: [signature]

Soak Check 1-4" DIA Hole 4-6" Deep approx soak rate 2 hr 2 qts. Still soaking after this

SEWER INVERT 5' APPROX

SEWER DESIGN L Britchard hopes that this contract will be let and ready for use next year or sooner [initials]

PERMIT CHECK LIST

Building Projects clearance — N/A

Specifications - two — ✓

TWO sets of plans as described below to $\frac{1}{8}$" to 1' 0" or 1:100 scale

Note "additions and alteration" requirements

One set would comprise:-

SITE PLAN

If the building is new - plain uncoloured prints reqd. ✓

If additions or alterations - TWO separate dwngs reqd.

per set A. Existing building - uncoloured print

B. Proposed additions - in red

Levels relative to street crown

Outline of section relative to adjacent places

Existing crossing ✓

Proposed crossing ✓

Vehicle Entrance ✓

Their Gradients

ONE Off-street parking

Manoeuvre Area

Surface water disposal - yards graded to cesspits

STRUCTURAL PLANS

If new - plain uncoloured prints - should include:-

Foundation Details ✓

SET Structural Details ✓

Plan and sectional views of all floors ✓

Each room or area function described ✓

Doors, ventilation, flues, Windwos (fixed or open)etc. ✓

If additions or alterations - TWO separate dwngs reqd.

per set A. Existing - uncoloured prints of plan elevation

B. Proposed - in red of plan elevation

PLUMBING AND DRAINAGE

If new - proposed services complete shown in pencil

If additions or alterations - TWO separate dwngs reqd.

Showing: Existing foul in red
Existing storm in green
Proposed services complete in pencil ✓

REMARKS

[redacted]

389 Ngata.

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

SPECIFICATION

~~DWELLING~~ for MR + MRS R. HYDE

SPECIFICATION

PRELIMINARIES AND GENERAL

1. SPECIFICATION: This specification is an Outline Specification only and will therefore not cover all details. Any additional clauses inserted, existing clauses altered or crossed-out, or any changes that may be made to this specification by the Owner and/or the Contractor should be initialled by both Contracting Parties (i.e. the Owner and the Contractor).

2. BY LAWS: The standard of construction shall be that laid down in N.Z.S.S. Part IX.

3. THE WORK AND THE SITE: Consists of the satisfactory erection and completion of a DWELLING for a ~~MR & MRS~~ R. HYDE

4. INSURANCE: Fire and Earthquake insurance to the full amount of the Contract Price and Workers Compensation and Public Risk insurance with an approved Insurance Corporation shall be taken out by the Contractor and maintained until the completion of the work.

5. LIENS' ACT: This contract is subject to the "Wages Protection and Contractors" Liens Act 1908 and its amendments.

6. LEVELS: Indicated ground levels shown on the Drawings are assumed to be approximately correct. All assumed and approximate ground levels shown on the elevations must be checked against the actual levels on the site.

7. VARIATION OR EXTRAS: Any variation or extras shall be at a price agreeable to both the Owner and the Contractor, recorded in writing, signed by both parties and attached to the Contract.

8. P.C. (PRIME COST) SUMS AND PROVISIONAL COSTS: The Owner reserves the right to select or Purchase items under the P.C. Sum, and the accounts will be adjusted accordingly on completion.

9. GENERALLY: All materials shall be best of their respective kinds, and all workmanship to be according to the best trade practices.

10. MAKE GOOD DAMAGE TO EXISTING PROPERTIES ETC.: Allow for making good any damage to adjacent buildings, fencing, paving, gardens, plants and trees and to Public Utility services.

11. SUB-CONTRACTORS - MAKE GOOD: Allow for each trade attending upon performing all necessary jobbing for, and making good after all trades.

12. FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALING OFF THE DRAWINGS: The scale to which the Drawings are made shall only be made use of when no figured dimensions are given either in the Drawings or Specifications and the figured dimensions shall always be followed though they may not coincide with the scale of the Drawings.

13. DOUBTFUL BEARING: Is intended to cover the Builder against filled sections, tree roots, wet ground or any other Geological feature which may cause, or at the Building Inspectors request, extra costs to Steel Concrete (in quantity or grade) labour, boxing, excessive trenching, shuttering or any other type of method or material necessary for the completion of the work. All costs involved with doubtful bearing shall be borne by the Owner provided the Builder notifies him in writing that such extras are necessary or are at the request of the Building Inspector.

14. DRAINAGE: Low lying sites, or terrain considered to be unsuitable for Drainage by the Plumbing Inspector shall be drawn to the Owners attention prior to the work commencing. The Builder will not be held responsible for any costs additional if the Inspector ammends his decision after the commencement of the work.

EXCAVATION

EXCAVATION AND FILLING

1. CLEAR SITE: Clear the whole of the Building Site and area to be excavated of vegetation and rubbish and allow to cart away. Remove top-soil from the Building Site and allow to deposit in a heap where it will not be buried under sub-soil that is subsequently excavated.

2. GENERAL EXCAVATIONS: Excavate for the site levelling, terrace foundations, chimney base, posts, blocks, footings, steps, wall pipes etc. to the various depths. Level and grades required. Take base walls and footings down to a minimum of 12" below the finished ground level and down to the solid.

3. HARDFILLING: Hardfilling under all concrete floors unless shown otherwise on the drawings to consist of minimum of 4" of 3" "all-in" metal or similar.

CONCRETOR

1. MATERIALS:

(a) CEMENT: Shall be fresh, approved Portland Cement, carefully stored away from damp in a weatherproof shed.

(b) SAND: Shall be approved clean, sharp silicious, course, free from loam, harmful amounts of salt, organic or other deleterious matter and graded from 3/16" down.

(c) COURSE AGREGATE: Shall be approved crushed blue metal from the nearest quarry and shall pass through 1", 3/4"/ ½2 and ¼s sieves mixed in equal proportions. All agregate must be free from harmful amounts of loam, dust and vegetable matter. Alternatively, natural gravel grading from 3/4" to 3/16" may be used, if natural gravel is used, mix shall be 1.5 (Cement natural gravel).

(d) WATER: Shall be organically clean and fresh.

(e) REINFORCEMENT: Shall consist of standard plain round steel rods, free from loose rust, paint and oil, with ends of all rods hooked and lapped for lengths equal to 40 diams. Unhooked rods shall be lapped 50 diams. Bend all horizontal rods not less than 2'0" around angles. All intersections of rods shall be bound together with 16g black soft iron wire.

2. PLACING OF CONCRETE: All concrete is to be placed immediately after mixing and no concrete that has commenced to set will be allowed (15 minutes is allowed after water is added to the mix). Convey and deposit concrete so that no separation of ingredients takes place. Concrete shall be thoroughly tamped and worked around all reinforcing. Construction joints shall be reasonably straight and square and thoroughly cleaned before placing fresh concrete. Concrete shall not be dropped through a height greater than 5'0" and shall be deposited as nearly as possible in its final position.

3. COVER TO STEEL: 2" to sides of foundations walls. 3" to underside of steel in footings, 3" and 2" to underside of steel in floor slab.

4. HOLDING DOWN BOLTS: Cast in Situ 3/8" bolts hooked around top rods or with ragged end (where no reinforcing occurs) bedded 9" into concrete. Keep 9" into from angles of walls and at no more than 4'6" at intermediate points, with a minimum of two bolts to any plate. Cast in all other bolts required.

5. FOUNDATIONS: For concrete blockwork foundations up to 3'6" in height to be 12"x12" with two ½" rods one above the other with 3" clearance off the ground. Bond beam at floor-joist height to have four ½" diam rods, sturruped, and to have boneed piers up to 15'0" C/S, reinforced with three ½" diam rods and corefilled. Allow for ½" Dia. starters projecting 24" from footing, three to each corner and at all openings, and at not more than a maximum of 40" C/S for run of wall.

6. CONCRETE FLOOR SLAB: Shall be 3" thick, reinforced with 66 H.R.C. Mesh, levelled off to screeds, cement dusted and trowelled smooth with a mechanical trowell, concrete floor is to lay upon 3" of well wetted sand which lays upon a properley lapped, and jointed damp-proof course. Allow for turnup at edges and all openings. NOTE: Allow a 1 ¼" x rebate at the top of the wall to take floor slab.

7. PILES: Shall be pre-cast concrete 18" x 8'" x 6'", tapering to not less than 6" x 6 at the top, and sitting upon a 12" x 12" x 4" concrete pads. Piles shall be set under stringers at not more than 4'6" c/s, and not more than 7'0" between rows (for 6" x 2" joists). Allow for No. 8g Galv. wire ties. Where Piles only are used, the base shall be sheathed with .....Hardiflex..... and securely fixed to the face of the Piles.

Read PILES as correct as shown on plan item 7. Crossed out in error

8. PORCHES AND STEPS: Shall have 4" thick walls reinforced where necessary. Fill with good quality filling and pour 4" thick slab over. Allow for upstands under framed exterior walls, and cover at junc of slab.

BRICKLAYER AND BLOCKLAYER

1. MORTAR: Shall consist of 4 parts of clean sharp sand to one part of fresh Portland Cement, mix on a watertight surface with clean water and an approved plasticiser, using proportions recommended by the Manufacturers.

   (b) Shall consist of one part of lime to 9 parts of clean sharp sand, to be mixed with clean water and allowed to stand for 48 hours. Immediately before using gauge with fresh cement in the proportions of 2 parts of cement to nine parts of lime and sand mix. Re-made Mortar is not to be used. COLOUR may be added to Mortar but not more than 10% of the cement content.

2. BRICKS: Shall be MORTAR.

3. BRICKWORK: To be executed by skilled tradesmen. Bricks to be laid damp. Wall to be laid true to line, level, plumb at corners, with perpends true, and to be kept not less than 1½" from timber framework. Allow for twisted No. 8g Galv. wire ties 20" horizontally 13½" vertically, to be well bedded into the wall, and to be fixed to the timber framework with heavy gauge galv. staples so as to have a fall to the bricks. Allow for weep holes in the bottom course at no more than 4'0" c/s, build-in strips of approved verminstop with adequate laps, with fall to brickwork and secure to vermin plate with rust-proof nails or staples. Flushup the inside joints, and allow no mortar to fall into the cavity. Build-in "grounds" of HT Totara as required. Joints not to exceed 3/8" if possible.

4. SILLS: Sills to brickwork to be and shall have mastic joint underneath wooden sills.

5. CLEANING: Face of brickwork is to be kept clean, accidental splashes of Mortar to be removed with a weak solution of Spirits of Salts and water (1-10).

6. BLOCKS: Concrete blocks shall be masonry units to requirements of N.Z.S.S. 595.

7. BLOCKWORK: Unless otherwise stated, blockwork is to be of 8" hollow concrete blocks to be laid level and true to line, with corners and perpends plumb. Blocks to be laid dry and to have in general, three ½" Dia. M.S. Rods at corners, with one ½" rod at each side of all openings and to have ½" rod every for run of wall (max 40" c/s). Joints to be 3/8" and to finish concave. The work to conform to the requirements of N.Z.S.S. 1900 Chap. 6.2.

8. ADDENDUM: To Bricklayer and Blocklayer.

CARPENTER

1. MATERIALS: All timbers to be the best of their respective kinds and grades and to comply with N.Z.S.S. stet and local by-laws. All dressed timber to be thoroughly dry, all framing etc. having lining on both sides shall be machine dressed and interior finishing shall be sand-papered to a smooth surface in addition.

2. SCHEDULE: AS APPLICABLE

COMPONENT	SIZE	KIND & GRADE	REMARKS
Bedplates	4" x 2"	Tan. Rad. No. 1	
Bearers	4" x 3"		On edge
Jack-studs	4" x 3"		Braced with 4"x3" if
Floor Joists	6" x 2"	B/T	18" c/s. nec.
Herring Bone	2" x 2"		
Bot. Plates	4" x 2"		
Top Plates	4" x 2"		
Studs	4" x 2"		18 c/s
Dwangs	4" x 2"	No. 2	3 Rows
Braces	6" x 1" ext.	No. 1	Cutin. 450
Braces	4" x 1" int.		Cutin. 450
Ceiling Joists	4" x 2"		20" c/s Max.

2. (Continued)

Runners	6" x 2" (to suit)	
Rafters	4" x 2"	30" c/s
Ridges	8" x 1"	
Hips	8" x 1"	
Valleys	6" x 2"	
Valley Boards	6" x 1"	6'0" c/s max.
Collar Ties	6" x 1"	
Underpurlins	4" x 2" (iron)	Mid-Span
Underpurlins	4" x 3" (tiles)	
Struts	4" x 2"	4'6" c/s
Purlins	3" x 2"	30" c/s
Eaves Bearers	3" x 1½"	20" c/s
Ribbon Plate	3" x 2"	
Fascia	Ex. Tan. Rad. (D.A.Ht Rimu or Sim.	
Flooring	Ex. 4" x 1" T & G. Tr. Rimu.	
Weatherboards	Ex.	
Architraves	Ex. 1½"x½" (fin.) Double Bevel.	
Skirting	Ex. 3" x ½" Bev. Top.	

Beam Schedule

Up to 3'2"	4" x 2" on flat.
Up to 4'6"	4" x 2"
Up to 6'8"	2/5" x 2") Check ½" into 4"x3" stud.
Up to 8'0"	2/6" x 2"
Up to 10'6"	2/8" x 2" Use 4" x2" under stud.

WORKMANSHIP Lay 3 ply malthoid dampcourse under all timber in contact with concrete.

1. SUB-FLOOR OR BLOCKS. Lay 4" x 3" bearers on edge across concrete piles and secure with No. 8g Galv. wire ties provided, at least two heavy Galv. staples to secure at each bearing, joints in bearers to be halved or splayed over solid bearing. Across bearers lay joists at not more than 18" c/s with 12" laps where joined over bearing. Double joists under exterior walls and under bearing. Partitions. Securely spike to bearers, taking care to obtain an even top level. Floor joists over basement to be All joists spanning more than 8'0" shall be properly stiffened with herringbone strutting or solid bridging not less than 1½" thick, fixed or right angles to the floor joists. The distance between seperate rows of strutting is not to exceed 8'0" for live loads not exceeding 60 lbs. sq.ft.

2. FRAMING. Plates to be in long lengths, straight and scarfed at joints. Studs to be straight, spaced at not more than 18" c/s, and nailed to L plates at both ends with two 4" nails at each end. Use three studs at corners and nail in three rows of nogs, the top row to line-up with the door trimmers, remainder evenly spaced, allow for extra nogs behind joinery fittings. Check in 6"x1" braced for external walls and 4" x 1" for exterior at approx. 450, using as a guide, one brace for 15' of wall, two for 35' and one for every 25' of wall thereafter in the same wall. Lay 4" x 2" ceiling joists at not more than 20" c/s crown up, and spike well to top plates. Over ceiling joists spike 6" x 2" (or size to suit) ceiling runner if the joists are more than 8'0" long but not more than 12'0" long. Above 12'0" long, one runner for every 6'0" of ceiling joists, (runners evenly spaced). Pitch roof at as plan using 6x2 & 4x2 rafters at 2'0" c/s, neatly birdsmouthed over top plate and fitted against ridge. If more than 8'0" from birdsmouth to ridge, (using 4" x 2" rafters) fit — underpurlins at mid-span, strutted at 4' 6" c/s with 4"x2" material. Securely nail on 6"x1" collar-ties at not more than 6'0" apart. For Galv. iron roof, fis 3"x2" purlins across rafters at not more than 30" c/s and spike every passing with 4" nails, stretch 3" Galv. netting tightly over purlins and secure with Galv. staples, over netting lay approved building paper at a weight not less than 18 lbs. per 100 sq.ft., lapped a minimum of 4".

3. EAVES. Allow Rafters to project as shown on the cross-section, cut off plumb and to a straight line. Fit Ex 8 x 1¼ Fascia to a straight line and level, joints to be splayed and primed before fixing. Fascis to have groove for fibrolite. Line in-going porch ceilings and soffit with 3/16" flat fibrolite finished against the building with Ex. 2" x 1" bed-mould and cover the joints with "D" mould.

4. EXTERIOR SHEATHING. Brick Veneer, Weatherboard B.B., (Weatherside.)

5. INTERIOR JOINERY. Frames to be Ex. 1½" solid rebated, or Ex 2" with ½" planted stops. Doors shall be .....Sapele..Mahogany

6. LINING. All internal walls to be covered with 3/8" thick Gib Board fixed with 1¼" F.H. Galv. Clouts at 6" c/s on edges and 9" c/s intermediate, to be lightly punched and stopped with plaster of paris to a smooth surface ready for painter. Shower recess:

7. MANHOLE: Form manhole in ceiling where directed, line with dressed timber and finish off with architrave properly mitred at corners, allow to stand over ½".

8. WARDROBED. Allow for Ex. 12" shelf at door height with clothesrail of 3/4" G.W.I. pipe supported on cleates 2" below shelf.

9. LINEN CUPBOARD & H.W. CUPBOARD. Allow for 5 rows of Ex 3" x 1" slatted shelves.

10. BATHROOM CABINET. Allow for bathroom cabinet to be installed where directed.

11. SOAP RECESS. Allow for soap recess over bath tub and in shower recess.

12. CEILING. ~~Fibrous Plaster~~ to ..... SOFT BOARD
~~Gibralter Board~~ to .....

13. CORNICE. ~~Plaster cornice to~~ .....
Wooden Scotia to .....

14. EXTERIOR JOINERY. ~~Wood~~ or Aluminium.

15. KITCHEN CUPBOARDS. ~~Paint~~ or Wood Grain or ~~Pre-finished~~.

PLUMBER

1. GENERALLY. All materials shall be the best of their respective kinds, and all workmanship shall be in accordance with the best trade practice. The whole of the materials and workmanship shall conform to the local Authority and Health Dept. Regulations and in accordance with N.Z.S.S. 671 and be passed by the Local Health Inspector.

2. ROOFING. Fix Gauge Galv. Cor. iron sheets with side-lap of 1½ corrugations and with sufficient end lap (i.e. 9" for 15°) together with all necessary valleys, ridging and caps, to make a thoroughly watertight building in all respects. Prime laps with zinc chromate or before fixing.
Other Roofing.

3. SPOUTING & DOWNPIPES. Shall be Golform fixed by manufacturer.

4. COLD WATER SUPPLY. Connect in 3/4" G.W.I. to supply at boundary, supply and install Toby Box and stop cock at boundary and provide only standpipes with hose taps where directed. Continue supply inside building in 3/4" Copper seamless tubing to bath and Ajax valve, or to high pressure ball cock at supply tank, run branches in ½" Copper to all fixtures requiring high pressure cold water supply. Low pressure supply to H.W. Cyl. to be run in 3/4" Copper.

5. HOT WATER SUPPLY. Run supply from H.W. Cyl. in 3/4" copper to bath and in ½" to all fixtures requiring hot water supply. NOTE: All hot water pipes shall be completely covered with spirally wound "Plumbers Felt" tightly wrapped and secured in position with 22g copper wire wound at 4" Pitch in opposite direction to lagging.

6. TAPS. All shall be high pressure, chronium plated, streamlined, to be indicated and to have extensions as required.

7. HOT WATER CYLINDER. Provide and fix one 40 Gal. electric hot water cylinder of approved make.

8. SANITARY FITTINGS. All sanitary fittings shall be free from all blemishes and fitted with plugs and chains and C.P. on Brass, grated waste connections.

9. BATH, BASIN & W.C. The W.C. Pan shall be complete with double plastic seat and buffers, C.P. Flush pipe and a 3 gallon low down flushing cistern etc.

10. WASTES & VENTS. All fittings shall be complete with wastes and traps, (anti-vac where in long runs and chrome plated where exposed) and vented where necessary. Provide and fix a copper terminal vent where required complete with Bird-proof cowl.

11. SHOWER TRAY. Provide and fix a 30"x30" shower tray with trapped outlet, with 6" upstands.

12. ADDENDUM CLAUSES TO PLUMBER.

DRAINLAYER

1. REGULATIONS & PERMITS. All Drainage work shall be carried out by a licensed drainlayer and to the requirements of the Local Authority, and of the Drainage and Plumbing Regulations 1959, and of N.Z.S.S. No. 671. The Contractor shall pay all fees and charges demanded by such Local Authority in connection with such work.

2. DRAINLAYING GENERALLY. The Spiggot and socket of pipes shall be wiped to ensure that they are thoroughly clean, rubber rings also shall be free from dust, grease or dirt. All drainage pipes and fittings shall be set with a continuous solid bearing, the earth to be removed to accommodate the sockets. If soft or unstable ground is encounted it shall be referred to the Local Authority for directions. Cover from permanent Ground Level to the top of the drain shall not be less than 18".

3. EXCAVATION. Excavate for all drains to the width required, to regular and even falls and leave with clean cut bottoms, to a minimum depth of 24". Backfill as described in Excavation (sheet 3). Excavate for Septic Tank and Soakholes as required.

4. LAYING OF SOIL DRAINS. All changes in direction shall be made with Inspection Junctions, Inspection Bends, or Y junctions, with cleaning eye. All runs of drains shall have inspection pipes set at 40'0" intervals along the drain, and fix cleaning eyes at ends of all drains. Connect up to the and allow for fresh air inlets as required.

5. SEPTIC TANK. Install a gallon concrete septic tank of approved design and construction to the requirements of the Local Authority. Provide effulent soakage as required. Connect up to Sewer Drain and provide all fresh air inlets. Check the exact position of the Septic Tank in relation to the building and the Boundaries.

6. GULLEY TRAPS. All Gulley Traps shall be of the "closed" type with wastes discharging beneath the grating.

7. INSPECTION & TESTING. Allow for the inspection and testing of all new drains by the Local Authority before filling-in the Trenches.

ELECTRICIAN

1. WORK & MATERIALS. All work and materials must comply with the requirements of the Local Authority. Give all necessary notices to the Supply Authority and obtain any necessary permits for the permanent supply of Electric Power to this building.

2. SUPPLY LINE. Allow for overhead/underground supply to a point of entry (which shall be determined by the Local Authority Engineer).

3. METER & SWITCH BOARD CABINETS. Provide and install where indicated on plans, hinged flush recessed type approved switch and meter board cabinets of suitable size and set at the required height. Hinge Boards, and set into walls (recess in wooden walls to be lined with fire-resistant material). Each item on the boards shall be clearly labelled or signwritten. Meter Board to be glazed if required.

4. INSTALLATION OF T.P.C. CABLES. Cables shall be placed in protected positions where they are not likely to be damaged by subsequent nailing of linings etc. Cables shall not be directly embedded in concrete or plaster work.

5. FLUSH PLATES & BOXES. Flush boxes shall be adequately backed by a 1" dwang and fitted flush with the finished surface of the wall. Flush plates to be of plastic and to match their surroundings. Use multi-gang plates where switches or sockets are grouped.

6. SWITCHES & SOCKETS. Switches may be either tumbler or rocker type, and fixed generally at 4'6" from floor. Socket outlets shall be 10 amp. Located 12" above floor in all Kitchen and Laundry. All sockets must be provided with switches in a combined flush-plate.

7. LIGHT POINTS.

ROOM	14 LIGHTS	10 HEAT POINTS No. OF OUTLETS
Lounge		
Dining		
Kitchen		
Back Porch		
Front Porch		
Laundry		
Bathroom		
Toilet		
Bed. No. 1		
Bed. No. 2		
Bed. No. 3		
Bed. No. 4		
Hall		
Passage		

8. SPECIAL FITTINGS. Allow P.C. Sum $—— for the supply only of N/L light fittings. Allow in addition for fixing and connecting up as required. To all light points not allowed for special fittings, provide white conical shades.

9. ELECTRIC RANGE. Allow P.C. Sum $240 for supply of selected Electric Range fix in position, provide range point with approved isolating switch.

10. WATER HEATING. Provide water heating circuit with control switch on the adjoining switchboard. Provide an approved make of heating element and thermostat for fitting into the cylinder by Plumber. Element shall be recommended.

11. RADIO (EARTH & AERIAL). T.V. Provide and fix where directed aerial and earth plate. Provide separate earthing electrode. Provide and fix T.V. connection where directed.

12. TESTING. Carry out all testing as required by the Elec. Wiring Reg. and make ready for inspection by the Elect. Supply Authority's Inspector.

13. THE OWNER SHALL SUPPLY.

PAINTER & PAPERHANGER

1. WORK. All the work shall be in accordance with the best trade practice. All materials shall be the best of their respective kinds.

2. PREPARATION OF SURFACES. It shall be the responsibility of the painter to ensure that all surfaces including the surface of each successive coat, are in suitable condition to produce a first class job. Wash, dust or otherwise clean down all surfaces (including undercoats). Remove imperfections by filling, sandpapering etc., and supply such sealers and/or neutralisers as are necessary in accordance with sound trade practice, such prepatory work being deemed to form part of this contract. No paints containing oil shall be applied to damp surfaces. All timbers exposed to view or contact by hand shall be hand-dressed (see under Joinery).

3. PROTECTION OF SURFACES. The Painter must protect all surfaces to be clear varnished immediately they are placed, by giving a coat of sealer and varnish to all faces and edges similarly, surfaces to be painted must be protected by priming coats.

4. EXTERIOR WOODWORK. One coat of primer, one coat of approved undercoat and one coat of exterior quality gloss finish of approved manufacture, colour to owners choice.

5. EXTERIOR METALWORK. Cleandown and then treat as follows: Work supplied Zinc Sprayed (or Galvanised). 1st coat Zinc Chromate, or 2nd coat Exterior undercoat. 3rd coat exterior gloss finish.
Before priming or painting metalwork, make sure that it is free from moisture, rust, scale and that the galvanising and zinc spraying is sound.

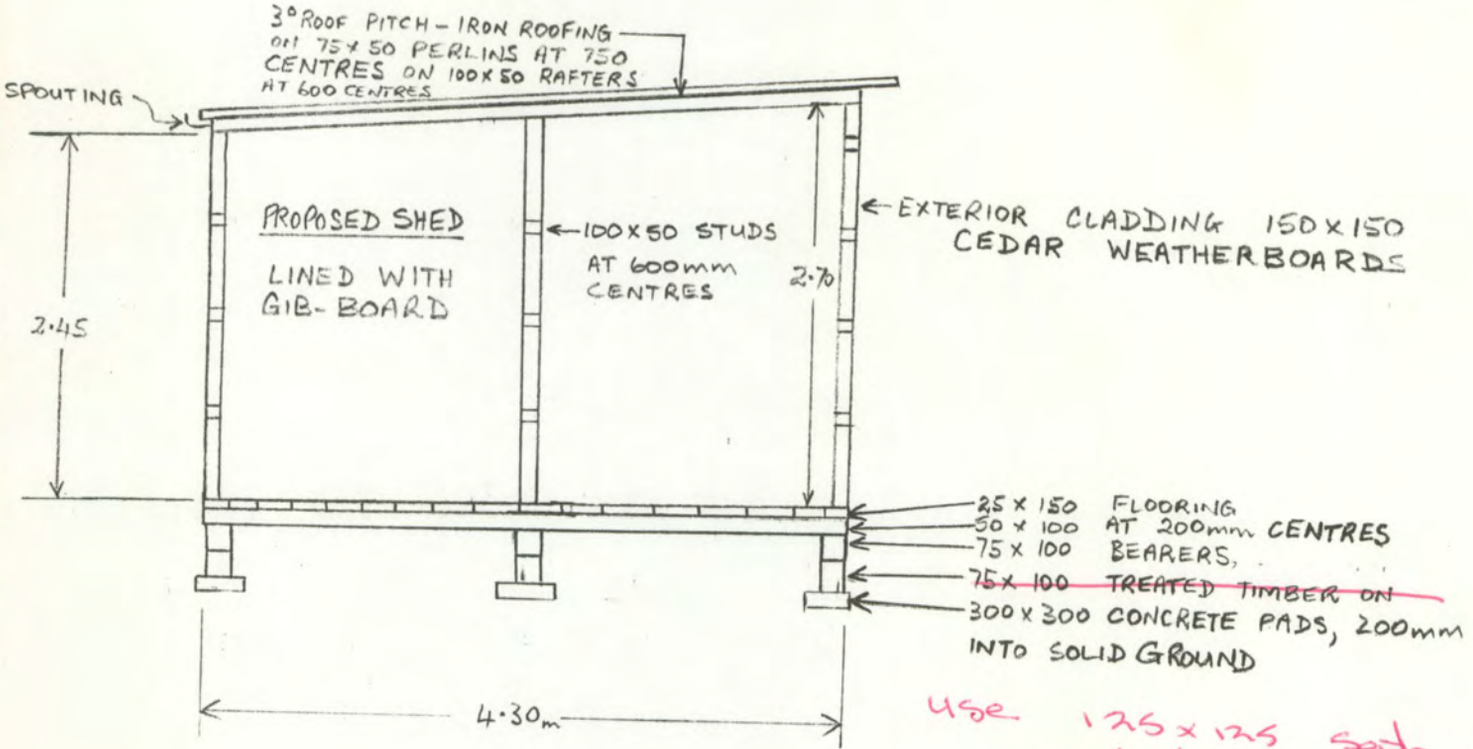
6. EXTERIOR ASBESTOS CEMENT SHEETING. 1st coat, Resene P.V.A. Paint
2nd coat, Resene P.V.A. Paint
Apply as per manufacturers instructions.

TCC361159

PLAN
AND SPECIFICATIONS
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.

Signed .....
Building Inspector

Date 6/4/95



ELEVATION

Use 125 x 125 section treated Piles

bearers to be wired to Piles

LOT 6 DPS 11036
R J & J HYDE

SCALE: 1:50

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. E 018961

P4690-389-1 Tauranga City No. 10603/1

Inspector: M_____ File No._____

Receipt No. 151636/34654 Date Permit Issued 8 / 4 / 88

OWNER

Name R.J. Lyde

Mailing Address 389 Ngatai road
Bellvue
Tauranga

BUILDER

Name As Owner

Mailing Address_____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. As Above

Street Name_____

Town/District_____

Riding_____

LEGAL DESCRIPTION

Valuation Roll No. 6680/611/00

Lot 6 D.P. 11036

Section_____ Block_____

Survey District_____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Shed

FLOOR AREA

Whole Sq. Metres: 21

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building	1890
Plumbing	
Drainage	
TOTAL	1890

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

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

Receipt No. 151636

Date of Payment 8 / 4 / 88

Authorised Officer R C Brown

Special Conditions:_____

COMPLY WITH THE ENDORSEMENTS ON THE APPROVED PLAN.

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Date Inspected	

COMPLETED (Signature)________________ Date ____/____/____

F/BAF.1

T.P.O.	HEALTH	BUILDING	D AND P	SERVICES ENGINEER	B/F 10603/1
					Date 5-4-88
Date	Date	Date 6/4/1988	Date 6/4/88	Date	Structural

TAURANGA CITY COUNCIL

BUILDING APPLICATION FORM

Private Bag
TAURANGA
Ph. 82-079

Description of Proposed Work ERECTION OF SHED

Street Address 389 NGATAI RD OTUMOETAI TAURANGA

LEGAL DESCRIPTION	AREAS	VALUES
Lot No. 6 DPS No. 11036 Section Size m^2 862m^2 Valuation Roll No. 6680-611	New Ground Floor Area 21.07 m^2	Building ~~1795~~ 1890 Plumbing ~~60~~ Drainage ~~35~~ - TOTAL $ 1890 - Any question as to the estimated values may be determined by the Chief Building Inspector and his determinations shall be final.

BUILDER

Name: R J HYDE

Address: 389 NGATAI RD
TAURANGA

Phone: (075) 77-000 (Bus)
(075) 63-407 (RES) Signature: B J Hyde

OWNER

Name: R J & J HYDE

Address: 389 NGATAI RD
TAURANGA

Phone: (075) 63-407 Signature: B J Hyde

PERMIT ENDORSEMENTS ONLY

COMPLY WITH THE ENDORSEMENTS ON THE APPROVED PLAN.

INV 34654
(8-4-88)

FOR OFFICE USE ONLY

	Date	Permit No.	Fee
Building	8/4/88	E018961	45.00
Sanitary Plumbing & Drainage	.....	.....	.....
Building Research Levy	.....	.....	.....
Footpath Deposit	.....	.....	.....
Vehicle Crossing	.....	.....	.....
Water Connection	.....	.....	.....
Proportion Water Rate	.....	.....	.....
Sewer Connection	.....	.....	.....
Stormwater Connection	.....	.....	.....

RECEIPT 151636 DATE 8/4/88 TOTAL 45.00

NOTES:

F/PCHECK.1

CHECKLIST

To assist and instruct on completion of a Permit Application
Have the appropriate sections ..... on the front of this form been completed. Has the form been signed.

EVERY BOX MUST BE MARKED

Tick if information has been provided. N/A if not applicable or not required.

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION

	CHECK Yours	Office
2 SETS OF SPECIFICATIONS (DETAILS SHOWN ON PLANS)	✓	
2 SITE PLANS: SCALE 1:100	✓	
(a) The position of the building in relation to the boundaries of the site	✓	
Note: With existing buildings uncoloured, proposed buildings edged in red or otherwise well defined.	✓	
(b) Site levels relative to permanent street levels.	N/A	
(c) Crossings/Driveways marked on all site plans - proposed, existing, gradients. Note normally one crossing per site only.	N/A	
(d) Off street parking, loading, access and manoeuvre areas.	N/A	
2 SETS OF CONSTRUCTIONAL DRAWINGS: SCALE 1:100 or 1:50 SHOWING:	✓	
(a) Elevations (site levels relative to floor levels)	N/A	
(b) Sectional elevations	✓	
(c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. BUT for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.	✓	
(d) Foundation details	✓	
(e) Structural details	✓	
Engineering calculations where required	N/A	
(f) Bracing calculations (3604) (TO BE LINED)	N/A	
3 (a) Have plumber and drainlayer signed application form.	N/A	
(b) All existing SEWERS, sewer connections shown by RED lines.	✓	
(c) All existing STORMWATER drains and connections shown by GREEN lines.	✓	
(d) Proposed sewer and stormwater drains shown in PENCIL.	✓	
(e) All existing and proposed sanitary fittings.	N/A	
(f) Sufficient detail to establish the adequacy of light and ventilation natural and artificial to every kitchen, food-room, laundry, bathroom, water closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.	✓	

Present completed form and the two sets of plans to office. Accepted applications are quickly processed. You will be asked to pay fees at a later date when advised by the office.

A RECEIPT FOR PERMIT FEES DOES NOT MEAN THE PERMIT IS APPROVED FOR ISSUE

NGATAI ROAD

N

SEWER

PROPOSED SHED

EXISTING HOUSE

W.C

STORM WATER

2.3m

1.5m

PLAN
AND SPECIFICATIONS
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED HEREON, APPENDED TO THE BUILDING PERMIT OR ENDORSED THEREON.
Signed .....
Building Inspector
Date 6.4.'86

IMPORTANT
At least 24hrs. Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING -
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS
INSULATION COMPULSORY IN ROOF, WALLS & FLOOR.
PRELINE - INSULATION INSPECTIONS REQ'D. All timber to comply with NZSS3631. for classification and grading.
The provisions of the Tauranga City By-laws over-ride anything that is inconsistent in this Specification and must be complied with.
THIS PLAN AND SPECIFICATION MUST BE KEPT ON SITE AT ALL TIMES.

SITE PLAN
LOT 6 DPS 11036 (862m²)
389 NGATAI ROAD TAURANGA
R J & J HYDE
SCALE 1:100

TCC361158

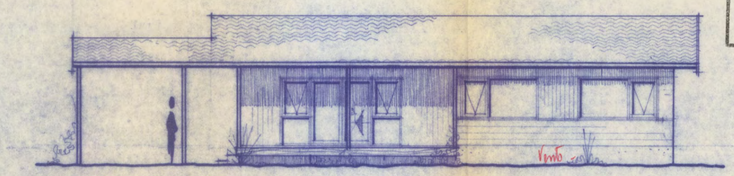
The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this specification and must be complied with.

IMPORTANT

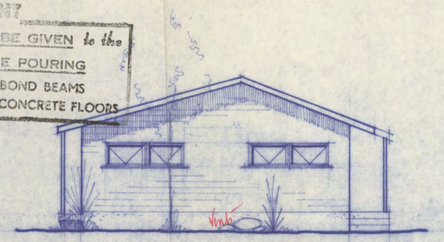
Reasonable Notice MUST BE GIVEN to the Inspectors' Office BEFORE POURING

CONCRETE FOUNDATIONS - BOND BEAMS

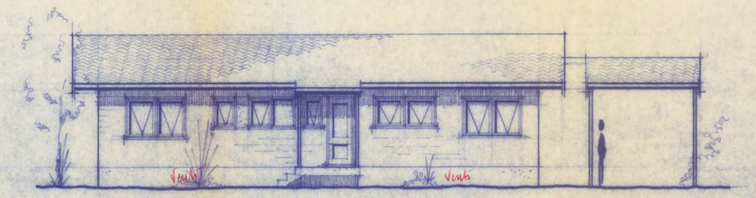
SUSPENDED TERRACE SLABS - CONCRETE FLOORS



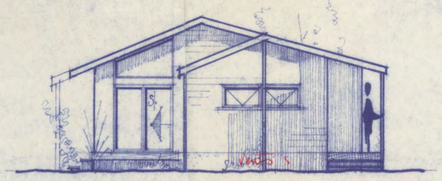
front elevation.



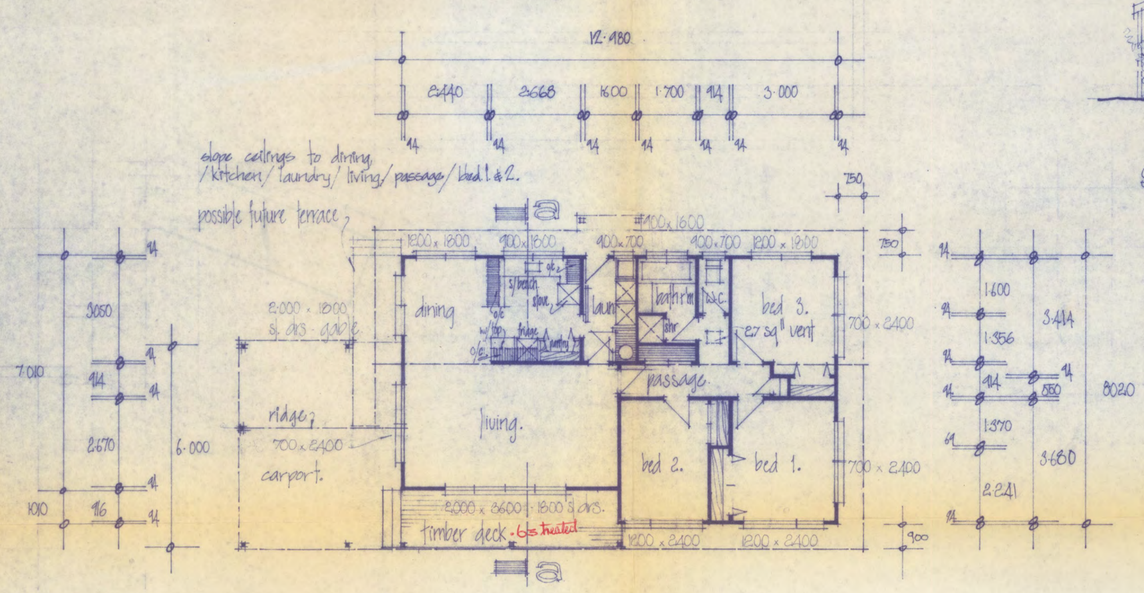
side elevation

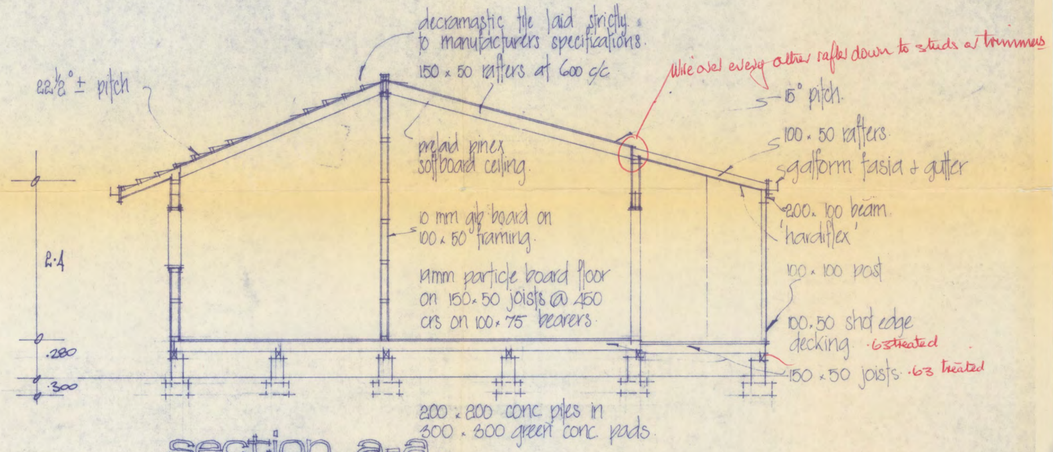


rear elevation



side elevation





section a-a

CITY ENGINEER
10603/75-1

TCC361160

proposed residence - ngatai road.

udo

UNIVERSAL DRAWING OFFICE
52 WHARF STREET,
TAURANGA, N.Z.
P.O. BOX 810 PH. 83-661

Design:
Drawn: Wendy
Check:
Date: march 75
Scale: 1:100, 1:50

REF. No. 1460
sheet no. 1 of 1 sheets

NOTE: Contractor-supervisor to verify all dimensions before putting work in hand. Use figured dimensions in preference to scaled.

PROJECT INFORMATION MEMORANDUM NO: 98/1931

Section 31, Building Act 1991

ISSUED BY TAURANGA DISTRICT COUNCIL

lof

(Insert a cross in each applicable box. Attach relevant documents.)

APPLICANT

Name:
MR R & J HYDE

Mailing Address:
389 NGATAI RD
TAURANGA

PROJECT LOCATION

Street Address:

389 NGATAI RD
TAURANGA

LEGAL DESCRIPTION

Property Number: P4690-389-1
Valuation Roll Number: 06645/08800
Lot: 6 DP: S 11036
Section: Block:
Survey District:

COUNCIL CHARGES

The Council's total charges payable on the issuing of this project information memorandum, in accordance with the tax invoice are $ 135.00

REFER TO INVOICE

ALL FEES ARE G.S.T. INCLUSIVE

PROJECT

New or Relocated Building ☐ Alteration ☒

Intended Use(s) (in detail):
EXTEND LOUNGE, OFFICE, ADD DECK, PERGOLA TO DWELLING

Intended Life:
Indefinite, but not less than 50 years ☒ Demolition ☐
Specified as years

This is:

☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

Not yet applied for ☐

No: 98/1931 attached ☒

☐ Notification that other authorisations must be obtained before a building consent will be issued.

☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

This project information memorandum includes *(cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):*

☐ Information identifying relevant special features of the land concerned.

☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.

☐ Details of relevant utility systems.

☐ Details of authorisations which have been granted.

☐ Details of authorisations which must be obtained before a building consent will be issued.

☐ Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: .....

Position: Admin Officer

Date: 24/8/98

TAURANGA
DISTRICT COUNCIL

Tauranga District Council

Willow Street
Private Bag
Tauranga
New Zealand

Telephone
(07) 577 7000
Facsimile
(07) 577 7193

PROJECT INFORMATION MEMORANDUM **98/ 1931**

SITE ADDRESS : 389 NGATAI ROAD

FILE: P 4690-389-1

ADVICE NOTE

- If the additions & alterations as constructed are not in accordance with the provisions of the Tauranga Transitional District Plan and/or the Proposed District Plan all construction must cease immediately and the owner shall contact the Duty Planner at the Tauranga District Council.
- Site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.
- The Tauranga District Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roading Division, Department of City Services, Tauranga District Council.
- Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaeological site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial.

DATE 21-08-98

PLAN No. 10603

BUILDING INSPECTORS RECORD

Street Ngatai Rd Owner R Hyde

House No. 389 Val. No. 1068/610 pt " Address 389 Ngatai Rd

Lot No. 6 D.P. 11036 'Phone 83668

Permit No. 42299 17-7-75 Builder M Tweed

Type of Building Garden shed " Address Box 910

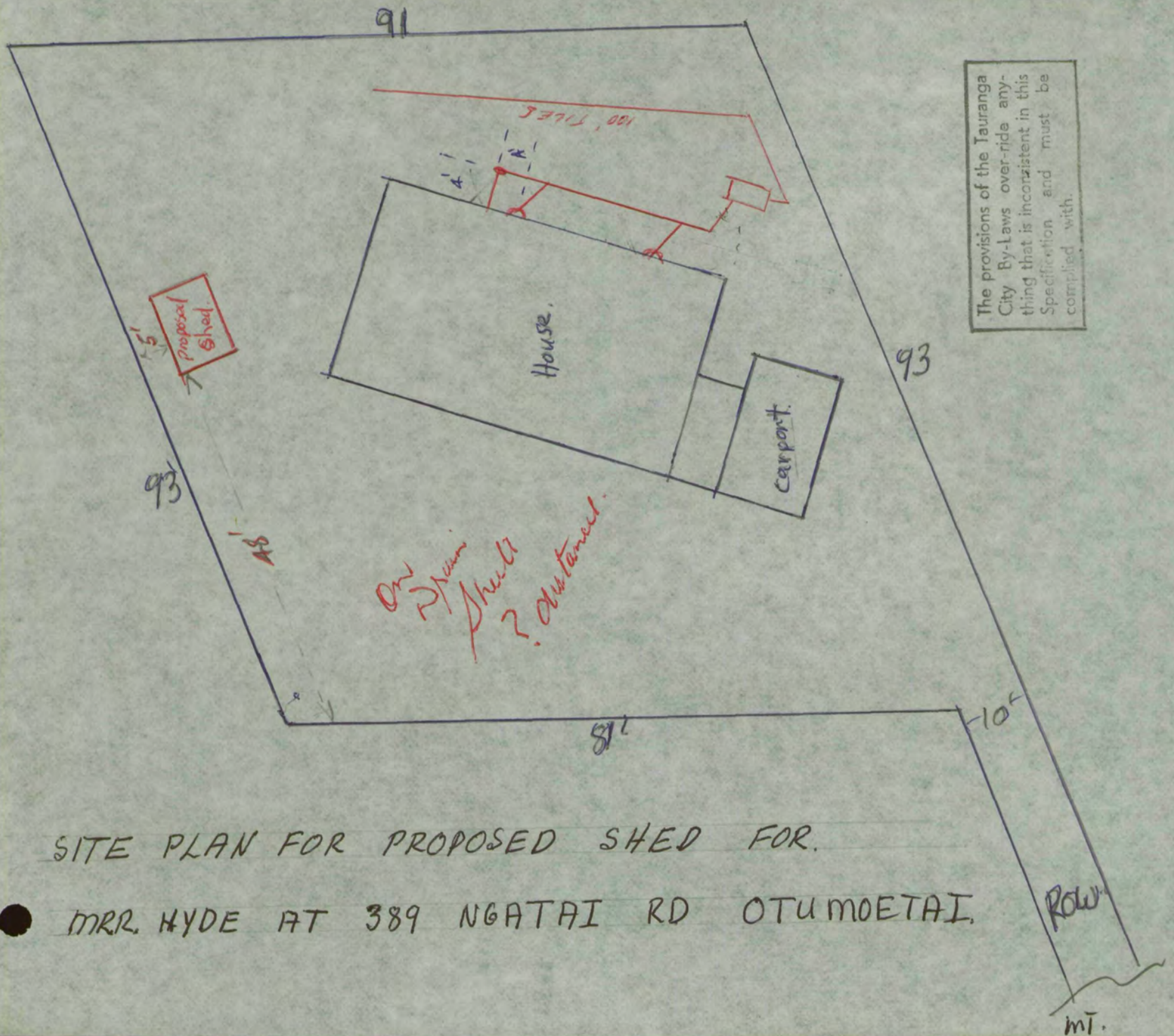
D. Kale Print - 19070 $300 Tga 'Phone 83371

Progress	Date	COMMENTS
	17-10-75	Enclid

Progress	Date	

BUILDING INSPECTOR A. L. Adams

DATE CERTIFIED AS COMPLETE 17.10.75



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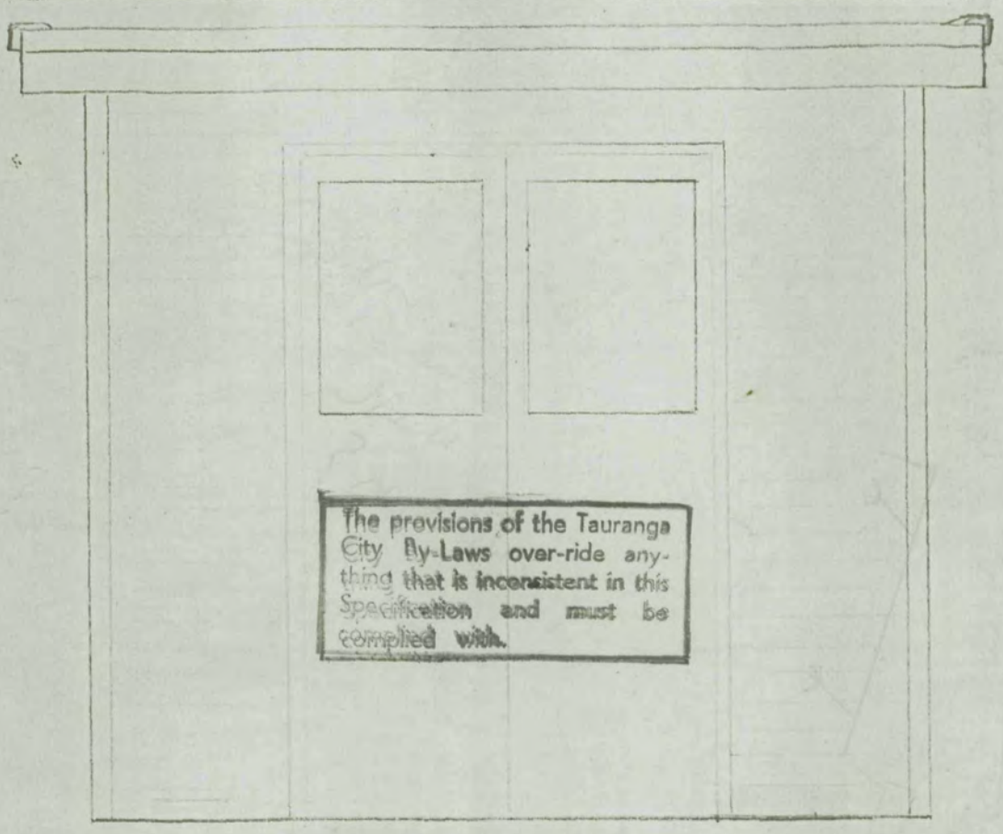
SITE PLAN FOR PROPOSED SHED FOR.

MRR. HYDE AT 389 NGATAI RD OTUMOETAI.

PROPOSED GARDEN SHED FOR MR. R HYDE
AT 389 NGATAI RD OTUMOETAI.

Garden Chalet 1

Produced by:
MALCOLM TWEED & CO LTD, 53 Spring Street, Tauranga. Ph. 83-371

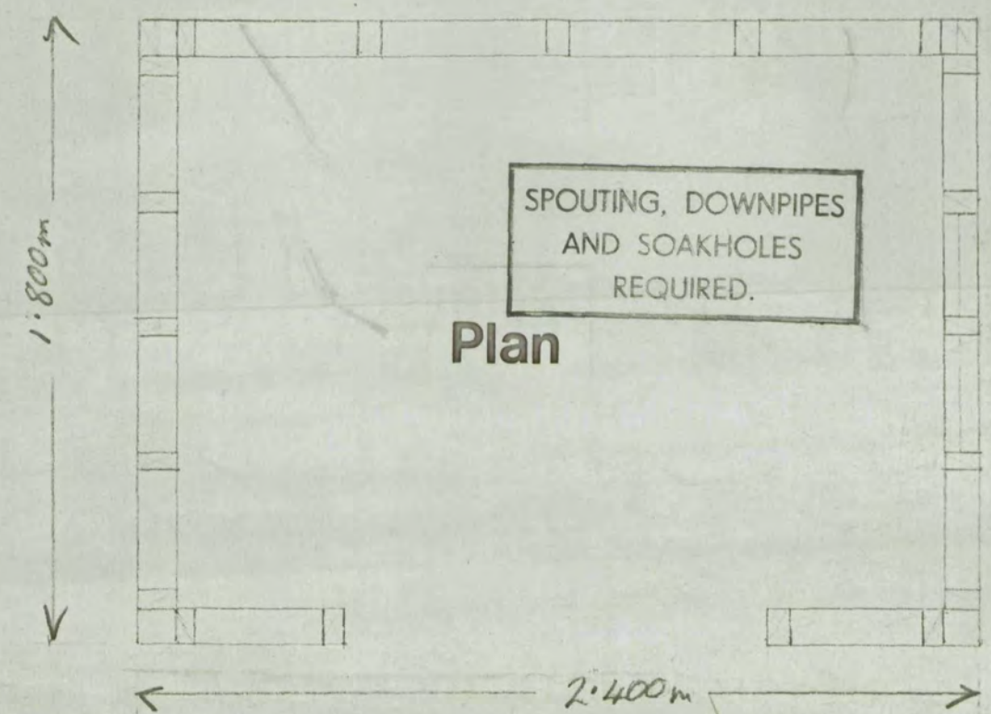


Front Elevation

SCHEDULE OF COMPONENTS

(Dimensions in mm)

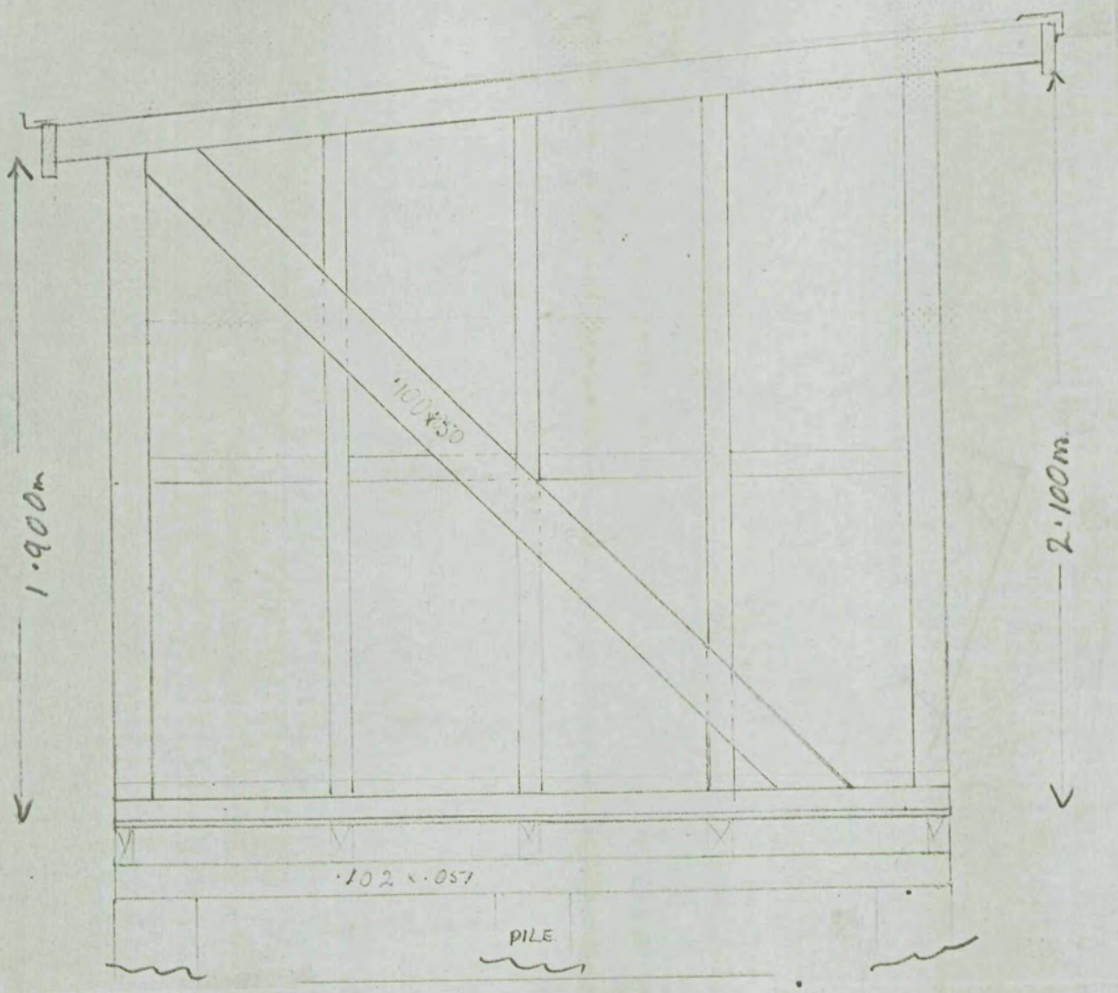
Concrete blocks 200 x 200 x 300 @ 1370 ¢
Bearers 100 x 75 @ 1200 ¢
Framing 75 x 50 @ 600 ¢ Boric treated, Rad.
Rafters 100 x 50 @ 900 ¢
Floor joists 100 x 50 @ 400 ¢
Floor 20 M.D. particle board
Sheathing Roll-a-line (Iron)
Roofing 26g C/G Iron
Doors 1900 x 600 Glass top, hinged
Window 1 @ 2Lt, fixed
Guttering and downpipe



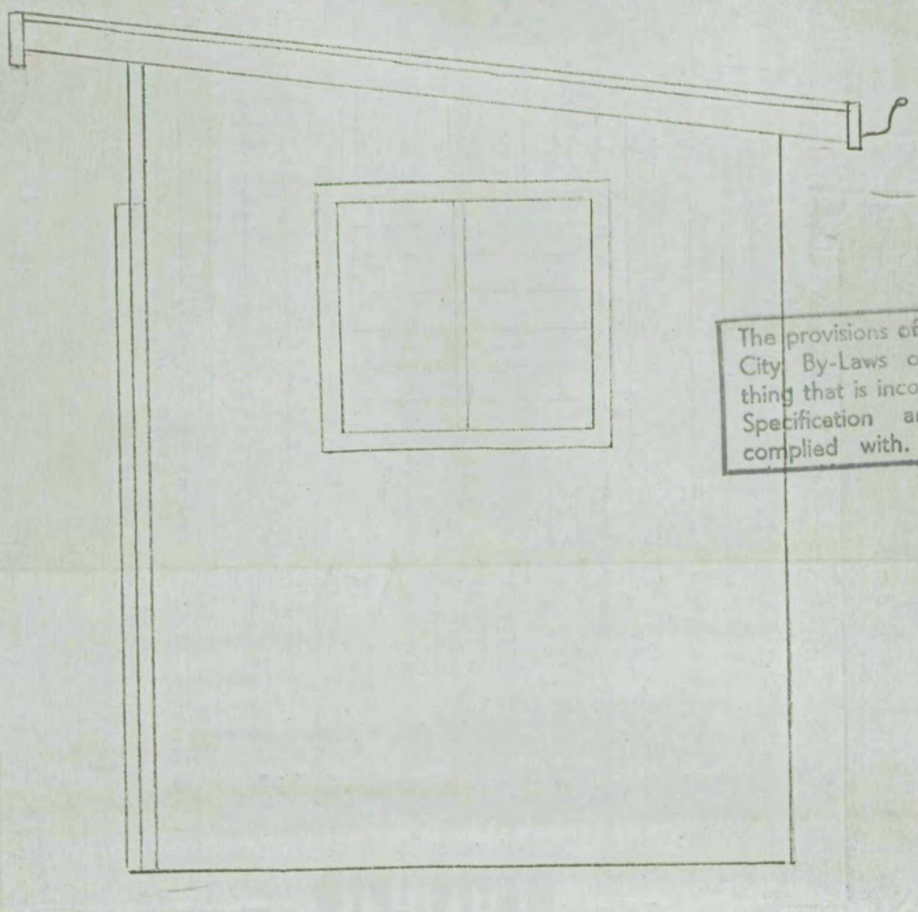
Plan

Garden Chalet 2

Produced by:
MALCOLM TWEED & CO LTD, 53 Spring Street, Tauranga. Ph. 83-371



Cross Section



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Elevation

Checked & Approved

Building Insptr.	Health & Drainage Insptr.	Town Planning	City Engineer
Date 15/7/75	Date 17/7/75	Date 14-7-75	Date 17/7/75

CITY OF TAURANGA

BUILDING APPLICATION FORM

Plan No. 10603
App. No.
Date 11.7.75

I hereby apply for permission to Erect ~~Repair, Alter, Add to, Demolish, Remove or Reinstate a~~ Building, ~~Chimney, Sign.~~

(1) ATTACH 2 COPIES PLANS (elevations, cross sections, site plan, plus some indication of locality on valuation map).
2 COPIES SPECIFICATIONS.

All Builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.
Any applications not complying will not be accepted.
It is an offence to start building work before a permit is issued.
All plans must be drawn to scale.

BUILDER Phone 83371.
Name (Print) Malcolm TWEED & Co Ltd
Address P.O. Box 910 Tauranga
Signature M.L.K. Tweed

BUILDING LOCATION
Address 389 Ngatai Rd. Otumoetai.
Owners Name R.J. Hyde. Phone No. 83668.
Owners Signature R.J. Hyde

(2) **COMPLETE DETAILS OF LOCATION**

LOT No. 6. D.P.S. No. 11036.
AREA 341 p FRONTAGE 91' links feet DEPTH 93' links feet
VALUATION ROLL No. 668/610PE

(3) **COMPLETE DETAILS OF BUILDING** Garden shed

TYPE indicate	✓
DWELLING	
FLATS	
MOTEL	
SHOP	
OFFICE	
GARAGE	
SHED	✓
MISC.	

AREA
GROUND FLOOR ..... sq. ft.
OUTBUILDINGS 48 sq. ft.

VALUE N.B. Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

ESTIMATED VALUE OF BUILDING $300—00.
EST. VALUE SANITARY PLUMBING DRAINAGE
TOTAL $300—00

FOR OFFICE USE ONLY

In the case of dwelling units indicate with a ✓ whether building is to be

Owner occupied	A	
For lease or rent	B	
One unit owner occ.	C	
One unit for lease	D	
Two units for lease	E	
For sale (spec house)	F	

Date		Application — Permit No.	Fee
	Sanitary, Plumbing and Drainage		
	Building Research Levy		
	Sewer Connection		
	Stormwater Connection		
	Vehicular Crossing		
	Water Connection		
	Propn. Water Rate		
17/7/75	Building	42299	3.00
	TOTAL	RECEIPT No. 3444	14/7/75

SCALE OF FEES PAYABLE ACCORDING TO THE ESTIMATED VALUE OF WORK

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

Estimated Value of Work	Fees $ c	Estimated Value of Work	Fees $ c
Not exceeding $20	50c	Over $14,001 and not exceeding $16,000	48.00
Over $20 and not exceeding $200	1.00	Over $16,001 and not exceeding $18,000	52.00
Over $201 and not exceeding $400	2.00	Over $18,001 and not exceeding $20,000	56.00
Over $401 and not exceeding $600	3.00	Over $20,001 and not exceeding $25,000	64.00
Over $601 and not exceeding $800	4.00	Over $25,001 and not exceeding $30,000	72.00
Over $801 and not exceeding $1,000	5.00	Over $30,001 and not exceeding $35,000	80.00
Over $1,001 and not exceeding $1,200	6.00	Over $35,001 and not exceeding $40,000	88.00
Over $1,201 and not exceeding $1,400	7.00	Over $40,001 and not exceeding $50,000	98.00
Over $1,401 and not exceeding $1,600	8.00	Over $50,001 and not exceeding $60,000	108.00
Over $1,601 and not exceeding $1,800	9.00	Over $60,001 and not exceeding $70,000	118.00
Over $1,801 and not exceeding $2,000	10.00	Over $70,001 and not exceeding $80,000	128.00
Over $2,001 and not exceeding $2,500	12.00	Over $80,001 and not exceeding $90,000	138.00
Over $2,501 and not exceeding $3,000	14.00	Over $90,001 and not exceeding $100,000	148.00
Over $3,001 and not exceeding $3,500	16.00	Over $100,001 and not exceeding $120,000	158.00
Over $3,501 and not exceeding $4,000	18.00	Over $120,001 and not exceeding $140,000	168.00
Over $4,001 and not exceeding $5,000	21.00	Over $140,001 and not exceeding $160,000	178.00
Over $5,001 and not exceeding $6,000	24.00	Over $160,001 and not exceeding $180,000	188.00
Over $6,001 and not exceeding $7,000	27.00	Over $180,001 and not exceeding $200,000	198.00
Over $7,001 and not exceeding $8,000	30.00	Over $200,001 and not exceeding $240,000	210.00
Over $8,001 and not exceeding $9,000	33.00	Over $240,001 and not exceeding $280,000	220.00
Over $9,001 and not exceeding $10,000	36.00	For every $40,000 or part thereof in excess of $280,000 an additional fee of	$10.00
Over $10,001 and not exceeding $12,000	40.00		
Over $12,001 and not exceeding $14,000	44.00		

FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty	Fees $ c
For inspection required in the case of proposed structural alterations before plans are submitted for approval	1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	.50
For inspecting old timber before re-using the same in a new building	1.50
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	.25

D. Kale Print - 6573

PLAN No. 10603

BUILDING INSPECTORS RECORD

Street Ngatai Rd Owner R Hyde

House No. 389 Val. No. 1068/610 pt " Address 389 Ngatai Rd

Lot No. 6 D.P. 11036 'Phone 83668

Permit No. 42299 17-7-75 Builder M Tweed

Type of Building Garden shed " Address Box 910

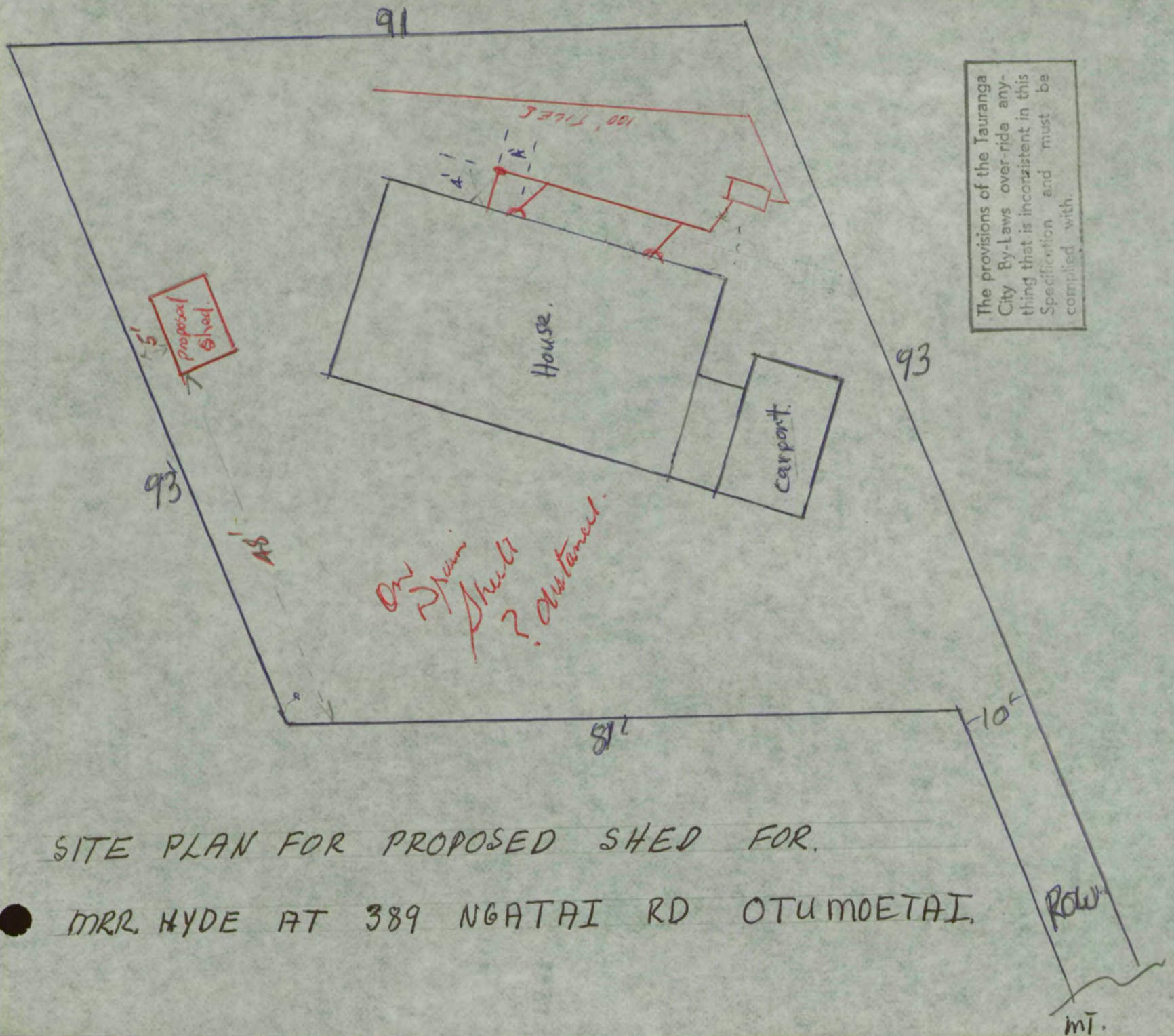
D. Kale Print - 19070 $300 Tga 'Phone 83371

Progress	Date	COMMENTS
	17-10-75	Enclid

Progress	Date	

BUILDING INSPECTOR A. L. Adams

DATE CERTIFIED AS COMPLETE 17.10.75



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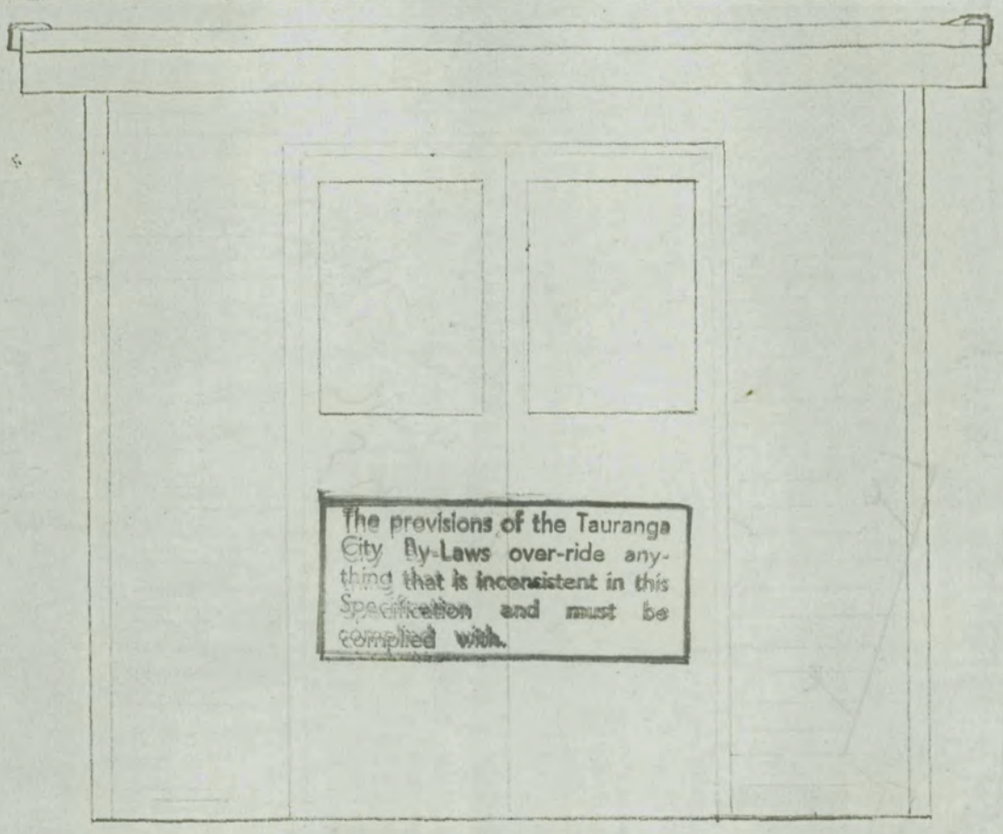

Front Elevation

SCHEDULE OF COMPONENTS

(Dimensions in mm)

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Bearers 100 x 75 @ 1200 ¢
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Rafters 100 x 50 @ 900 ¢
Floor joists 100 x 50 @ 400 ¢
Floor 20 M.D. particle board
Sheathing Roll-a-line (Iron)
Roofing 26g C/G Iron
Doors 1900 x 600 Glass top, hinged
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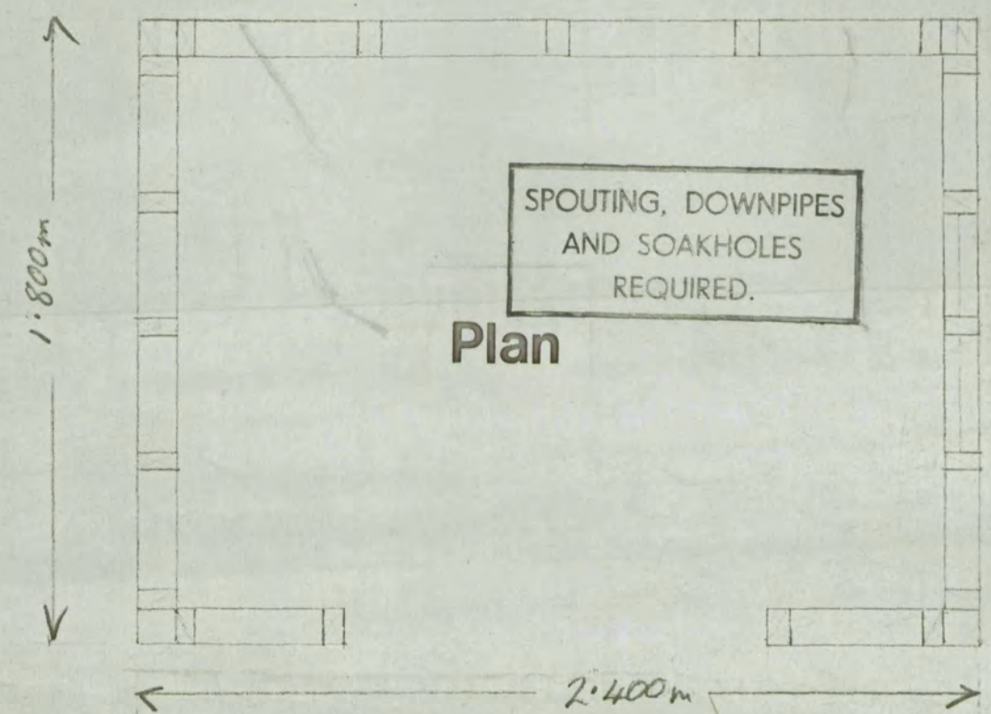

Plan

Garden Chalet 2

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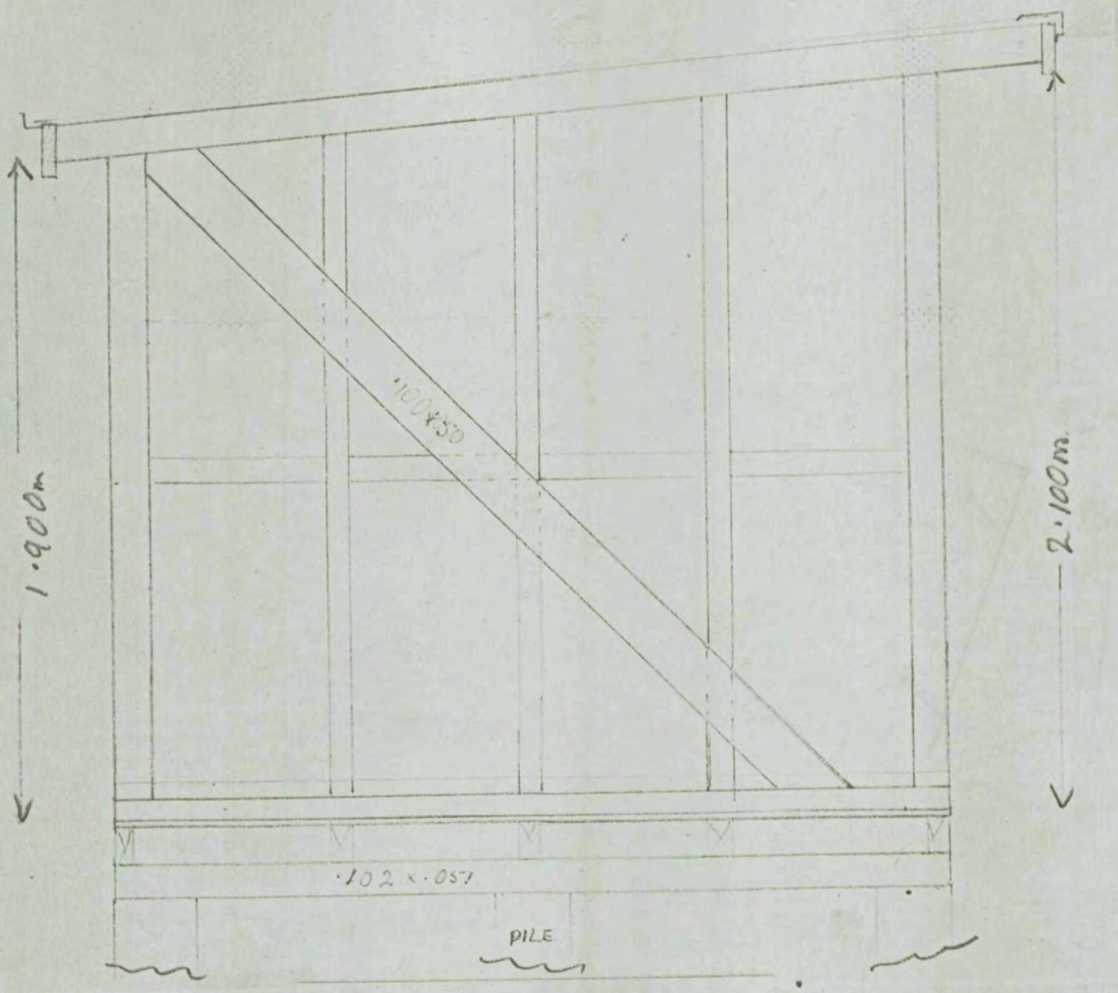
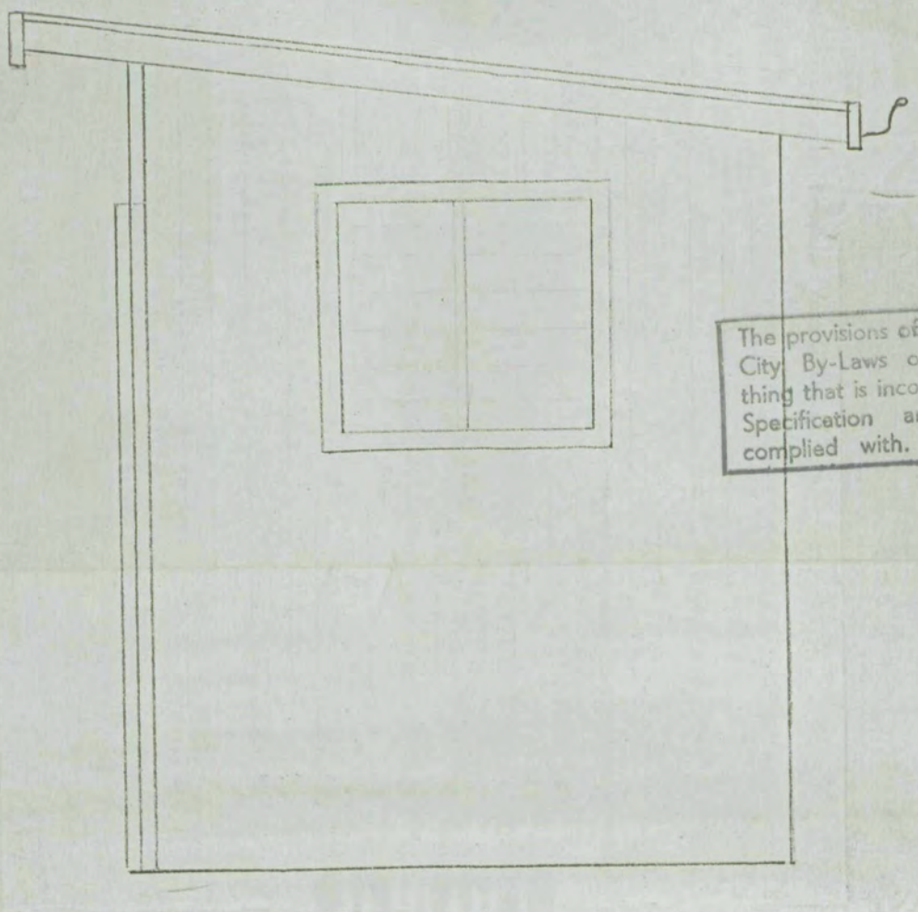


Cross Section



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Elevation

Checked & Approved

Building Insptr.	Health & Drainage Insptr.	Town Planning	City Engineer
Date 15/7/75	Date 17/7/75	Date 14-7-75	Date 17/7/75

CITY OF TAURANGA

BUILDING APPLICATION FORM

Plan No. 10603
App. No.
Date 11.7.75

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VALUATION ROLL No. 668/610PE

(3) **COMPLETE DETAILS OF BUILDING** Garden shed

TYPE indicate	✓
DWELLING	
FLATS	
MOTEL	
SHOP	
OFFICE	
GARAGE	
SHED	✓
MISC.	

AREA
GROUND FLOOR ..... sq. ft.
OUTBUILDINGS 48 sq. ft.

VALUE N.B. Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

ESTIMATED VALUE OF BUILDING $300—00.
EST. VALUE SANITARY PLUMBING DRAINAGE
TOTAL $300—00

FOR OFFICE USE ONLY

In the case of dwelling units indicate with a ✓ whether building is to be

Owner occupied	A	
For lease or rent	B	
One unit owner occ.	C	
One unit for lease	D	
Two units for lease	E	
For sale (spec house)	F	

Date		Application — Permit No.	Fee
	Sanitary, Plumbing and Drainage		
	Building Research Levy		
	Sewer Connection		
	Stormwater Connection		
	Vehicular Crossing		
	Water Connection		
	Propn. Water Rate		
17/7/75	Building	42299	3.00
	TOTAL	RECEIPT No. 3444	14/7/75

SCALE OF FEES PAYABLE ACCORDING TO THE ESTIMATED VALUE OF WORK

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

Estimated Value of Work	Fees $ c	Estimated Value of Work	Fees $ c
Not exceeding $20	50c	Over $14,001 and not exceeding $16,000	48.00
Over $20 and not exceeding $200	1.00	Over $16,001 and not exceeding $18,000	52.00
Over $201 and not exceeding $400	2.00	Over $18,001 and not exceeding $20,000	56.00
Over $401 and not exceeding $600	3.00	Over $20,001 and not exceeding $25,000	64.00
Over $601 and not exceeding $800	4.00	Over $25,001 and not exceeding $30,000	72.00
Over $801 and not exceeding $1,000	5.00	Over $30,001 and not exceeding $35,000	80.00
Over $1,001 and not exceeding $1,200	6.00	Over $35,001 and not exceeding $40,000	88.00
Over $1,201 and not exceeding $1,400	7.00	Over $40,001 and not exceeding $50,000	98.00
Over $1,401 and not exceeding $1,600	8.00	Over $50,001 and not exceeding $60,000	108.00
Over $1,601 and not exceeding $1,800	9.00	Over $60,001 and not exceeding $70,000	118.00
Over $1,801 and not exceeding $2,000	10.00	Over $70,001 and not exceeding $80,000	128.00
Over $2,001 and not exceeding $2,500	12.00	Over $80,001 and not exceeding $90,000	138.00
Over $2,501 and not exceeding $3,000	14.00	Over $90,001 and not exceeding $100,000	148.00
Over $3,001 and not exceeding $3,500	16.00	Over $100,001 and not exceeding $120,000	158.00
Over $3,501 and not exceeding $4,000	18.00	Over $120,001 and not exceeding $140,000	168.00
Over $4,001 and not exceeding $5,000	21.00	Over $140,001 and not exceeding $160,000	178.00
Over $5,001 and not exceeding $6,000	24.00	Over $160,001 and not exceeding $180,000	188.00
Over $6,001 and not exceeding $7,000	27.00	Over $180,001 and not exceeding $200,000	198.00
Over $7,001 and not exceeding $8,000	30.00	Over $200,001 and not exceeding $240,000	210.00
Over $8,001 and not exceeding $9,000	33.00	Over $240,001 and not exceeding $280,000	220.00
Over $9,001 and not exceeding $10,000	36.00	For every $40,000 or part thereof in excess of $280,000 an additional fee of	$10.00
Over $10,001 and not exceeding $12,000	40.00		
Over $12,001 and not exceeding $14,000	44.00		

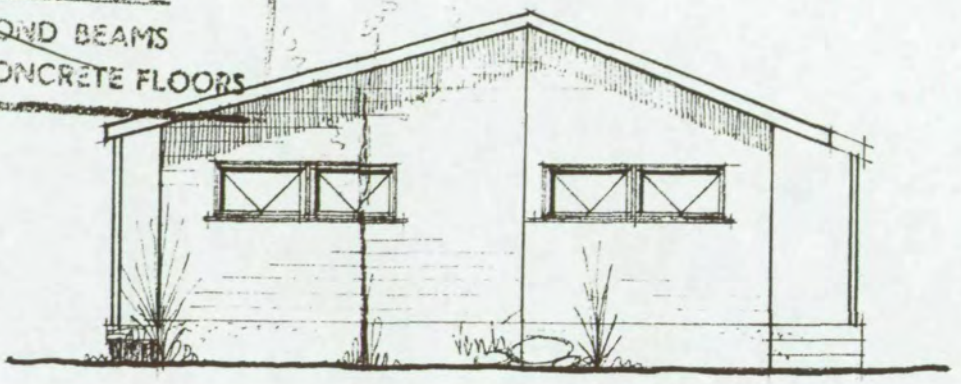
FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty	Fees $ c
For inspection required in the case of proposed structural alterations before plans are submitted for approval	1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	.50
For inspecting old timber before re-using the same in a new building	1.50
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	.25

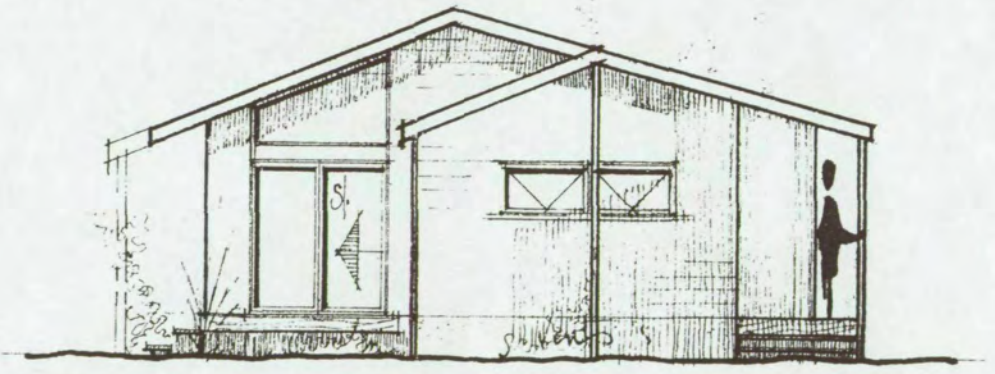
D. Kale Print - 6573

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this specification and must be complied with.

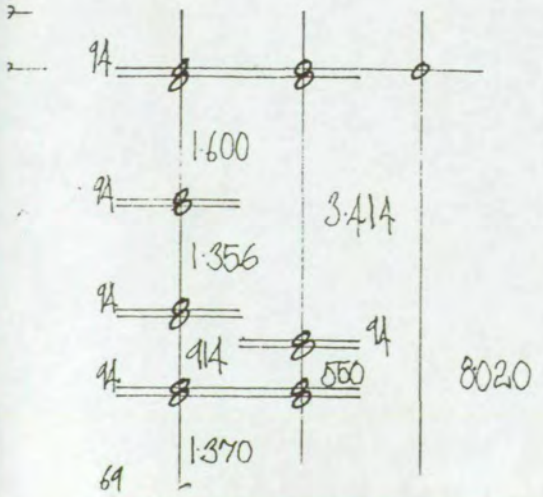
NOTICE GIVEN to the Inspectors' Office BEFORE POURING
CONCRETE FOUNDATIONS - BOND BEAMS
SUSPENDED TERRACE SLABS - CONCRETE FLOORS



side elevation



side elevation



22½° ± pitch 7

The provisions of the Tauranga City By-Laws over-ride anything that is inconsistent in this Specification and must be complied with.

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CONCRETE FOUNDATIONS - BOND BEAMS
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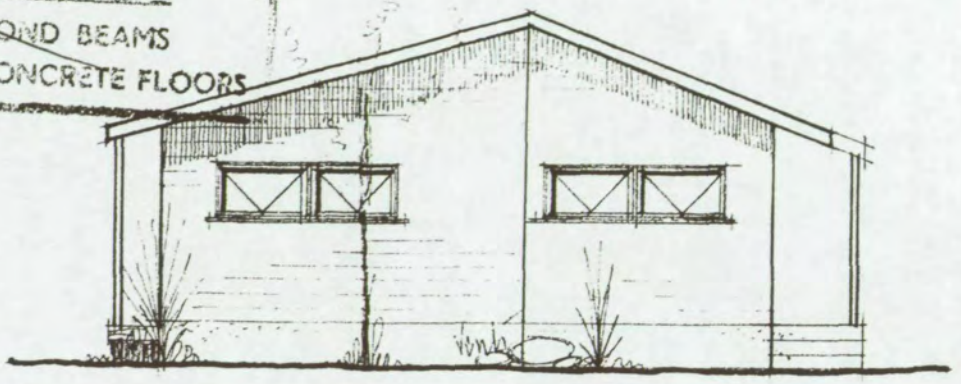
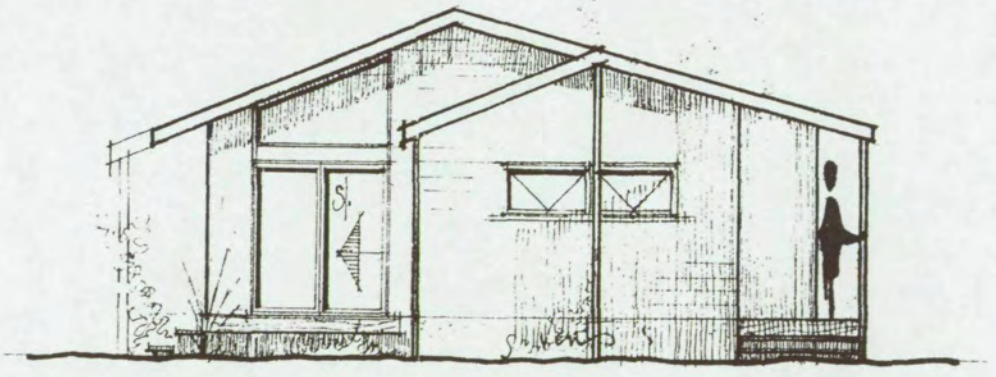
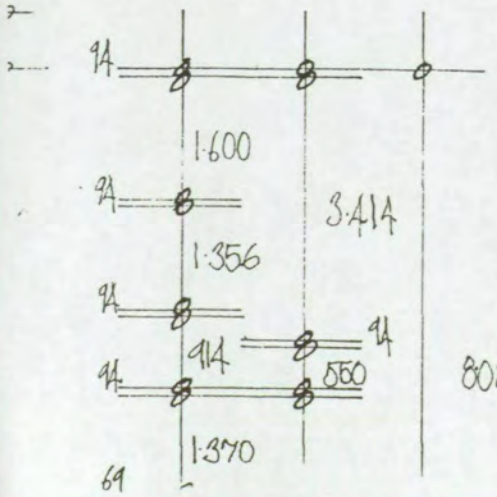


side elevation



side elevation



22½° ± pitch

Rylock WINDOWS & DOORS ®

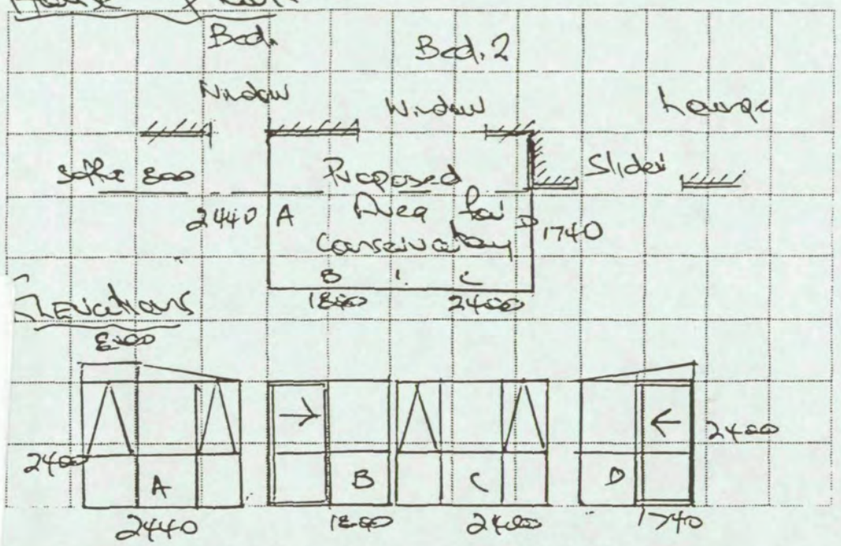
BAY OF PLENTY

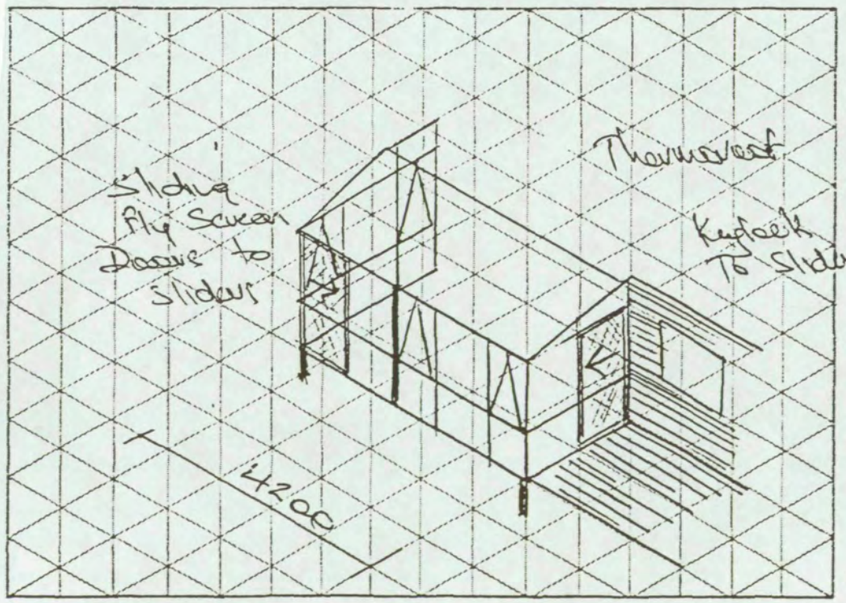
QUOTE:
DATE: D.2878

30 WAIHI ROAD, JUDEA, TAURANGA
TELEPHONE (07) 578-2865, 578-2864
ROTORUA (07) 346-3599, WHAKATANE (07) 308-8715
FAX (07) 571-8784

CUSTOMER: Mr. Robert Hyde
ADDRESS: 389 Ngatai Road
Tauranga
PHONE NO: 576340 7.

House Plan.





1. Frame Colour
- Bronze ☐
- White ☑
- Silver ☐
- Other ☐

2. Roof Material
- Clear Polygal ☐
- Tinted Polygal ☐
- Lam'd Glass ☐
- Thermoroof ☑
- Other ☐

3. Wall Glazing
(Top Panels)
- Clear Glass ☑
- Tinted Glass ☐
- Obscure Glass ☐
- Other ☐

4. Wall Glazing
(Bottom Panels)
- Clear Glass ☑
- Tinted Glass ☐
- Obscure Glass ☐
- Other ☐

5. Aluminium Gutter ☑

6., Downpipe
- PVC ☐
- Aluminium ☑

7. Submit Plans & Calculations to Council ☐

8. Pay Council Building Permit Fees! ☐

9. Complete Installation ☑

10. Permit by Owner ☑

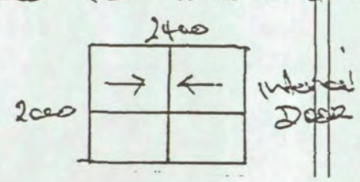
- All Rylock Products covered by a two (2) year warranty.
- Design and measurements subject to confirmation at final site measure.

The Last Stop Printing Service - Tauranga (578 9241)

LF_232264B

your

es. Owner to remove existing window in Bedroom 1 make good for internal Door



APPROVED
These plans are approved in accordance with
The NZ Building Code.
These plans must remain on site.
BAY BUILDING CERTIFIERS

Date: .....

The Last Stop Printing Service - Tauranga

Rylock WINDOWS & DOORS

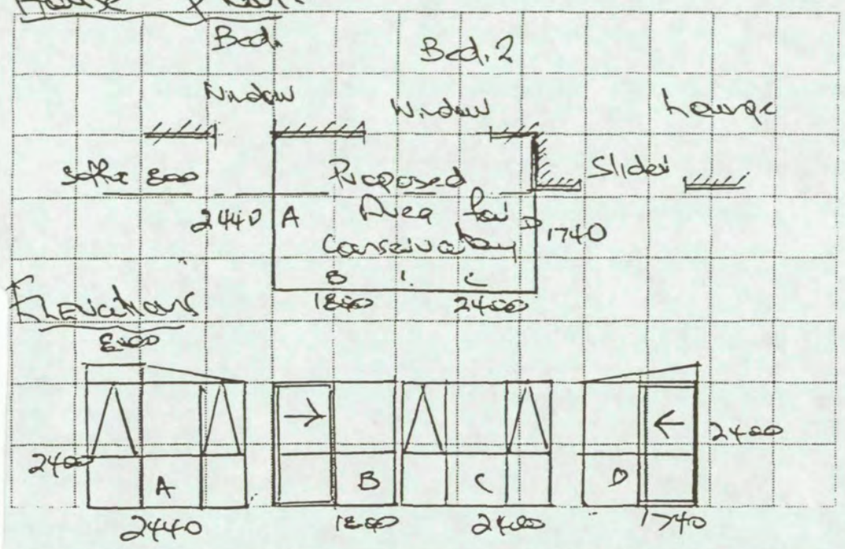
BAY OF PLENTY

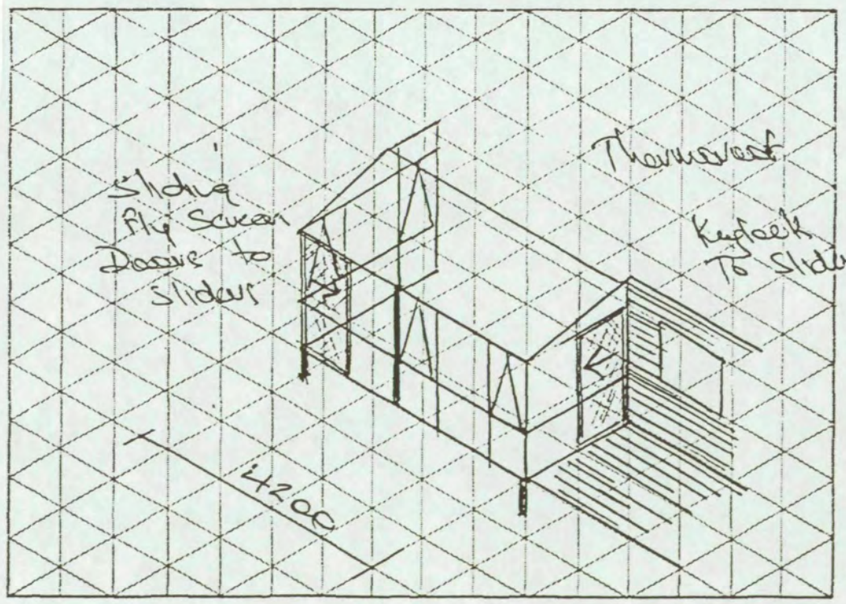
QUOTE:
DATE: D.2878

30 WAIHI ROAD, JUDEA, TAURANGA
TELEPHONE (07) 578-2865, 578-2864
ROTORUA (07) 346-3599, WHAKATANE (07) 308-8715
FAX (07) 571-8784

CUSTOMER: Mr. Robert Hyde
ADDRESS: 389 Ngatai Road
Tauranga
PHONE NO: 5763407.

House Plan.





1. Frame Colour
- Bronze ☐
- White ☑
- Silver ☐
- Other ☐

2. Roof Material
- Clear Polygal ☐
- Tinted Polygal ☐
- Lam'd Glass ☐
- Thermoroof ☑
- Other ☐

3. Wall Glazing (Top Panels)
- Clear Glass ☑
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- Other ☐

4. Wall Glazing (Bottom Panels)
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- Obscure Glass ☐
- Other ☐

5. Aluminium Gutter ☑

6. Downpipe
- PVC ☐
- Aluminium ☑

7. Submit Plans & Calculations to Council ☐

8. Pay Council Building Permit Fees! ☐

9. Complete Installation ☑

10. Permit by Owner ☑

- All Rylock Products covered by a two (2) year warranty.
- Design and measurements subject to confirmation at final site measure.

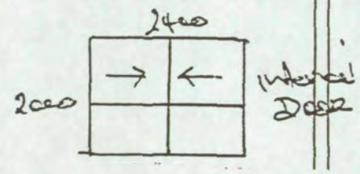
The Last Stop Printing Service - Tauranga (578 9241)

Date: .....

The Last Stop Printing Service - Tauranga

your

es. * Owner to remove existing window in Bedroom 2 make good for internal Door



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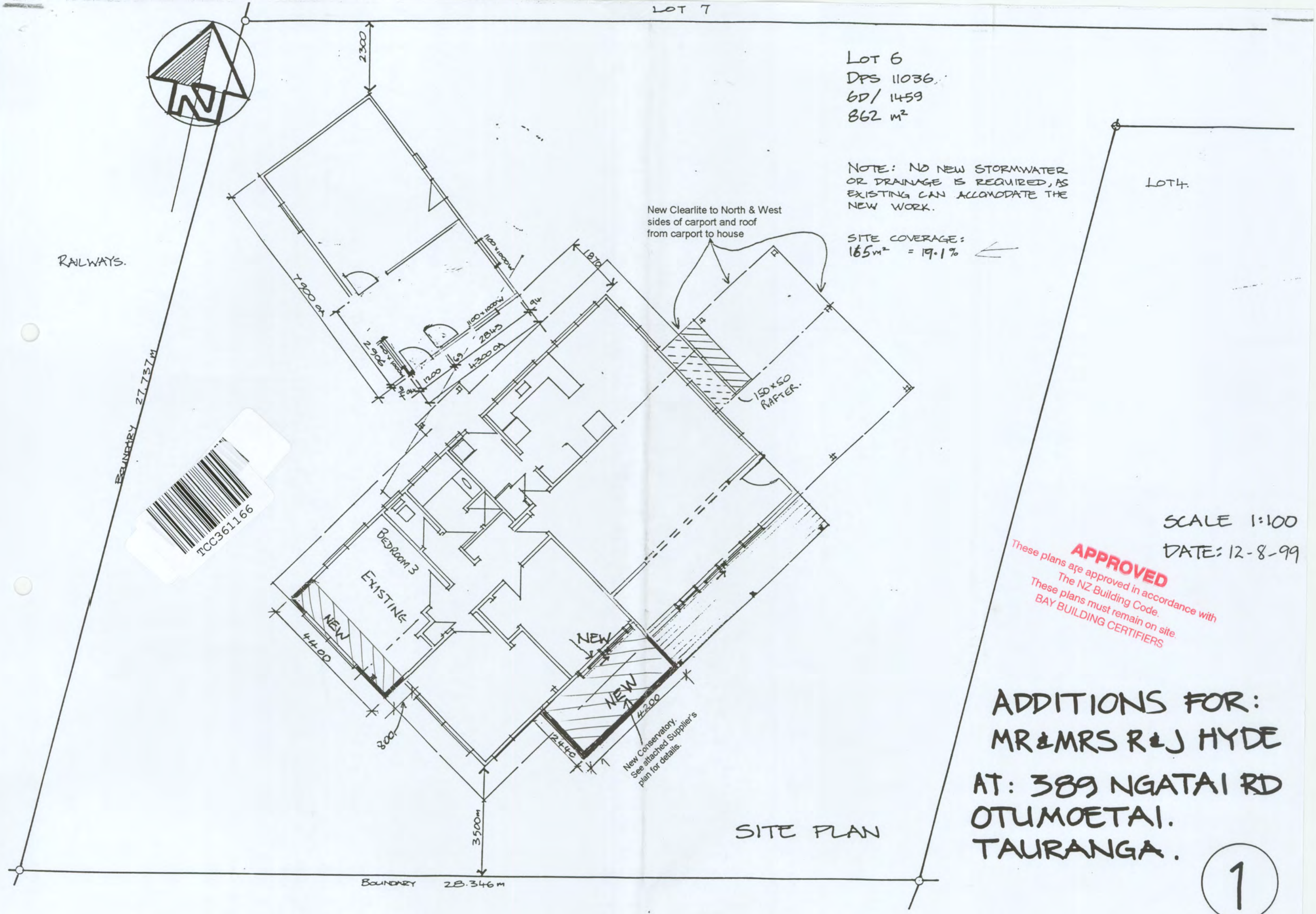

LOT 7
LOT 6
DPS 11036
6D/ 1459
862 m²
NOTE: NO NEW STORMWATER OR DRAINAGE IS REQUIRED, AS EXISTING CAN ACCOMODATE THE NEW WORK.
SITE COVERAGE:
165m² = 19.1%
LOT4.
RAILWAYS.
BOUNDARY 27.737m
BOUNDARY 28.346m
2300
7900 OA
1100x1000W
1870
94
2845
4300 OA
1200
2906
New Clearlite to North & West sides of carport and roof from carport to house
150x50 RAFTER.
BEDROOM 3
EXISTING
NEW
4400
800
NEW
NEW
4200
2440
New Conservatory. See attached Supplier's plan for details.
3500m
SITE PLAN
SCALE 1:100
DATE: 12-8-99
APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
BAY BUILDING CERTIFIERS
ADDITIONS FOR:
MR & MRS R & J HYDE
AT: 389 NGATAI RD
OTUMOETAI.
TAURANGA.
1

TCC361166

Ngatai Rd.

Lot 6.

H/ms

1.00

1.20

3.320

1.000

2.720

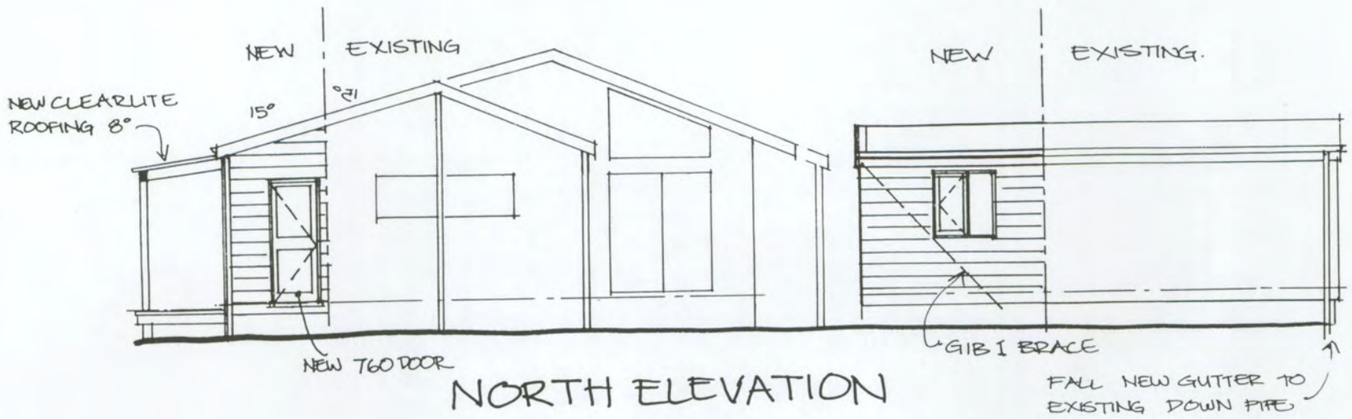
3m

Stormwater

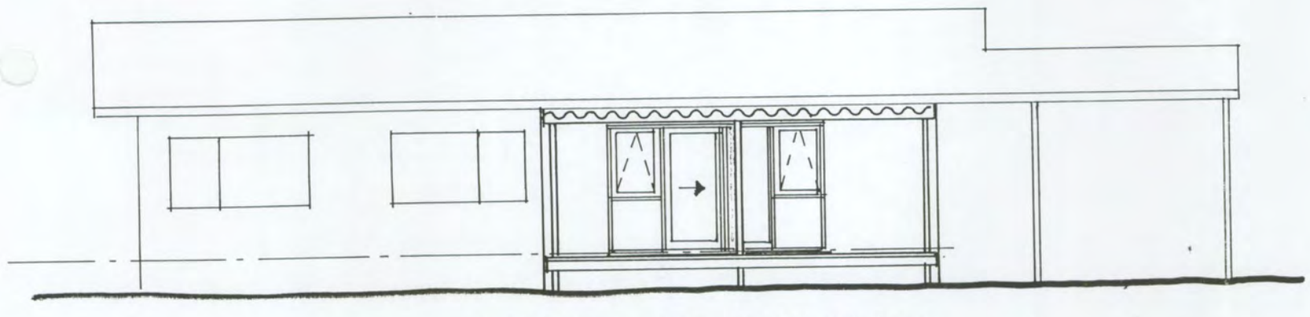
N

Scale 1:100

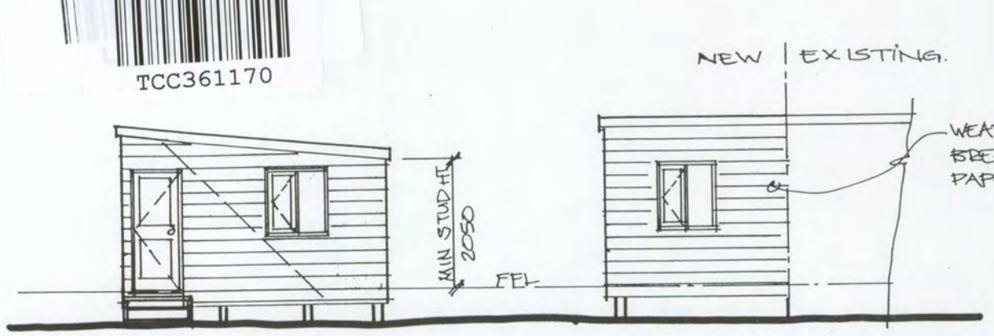
TCC361162



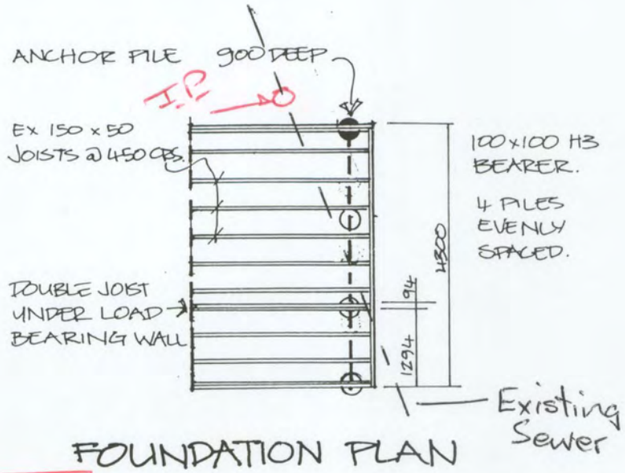
NORTH ELEVATION



EAST ELEVATION



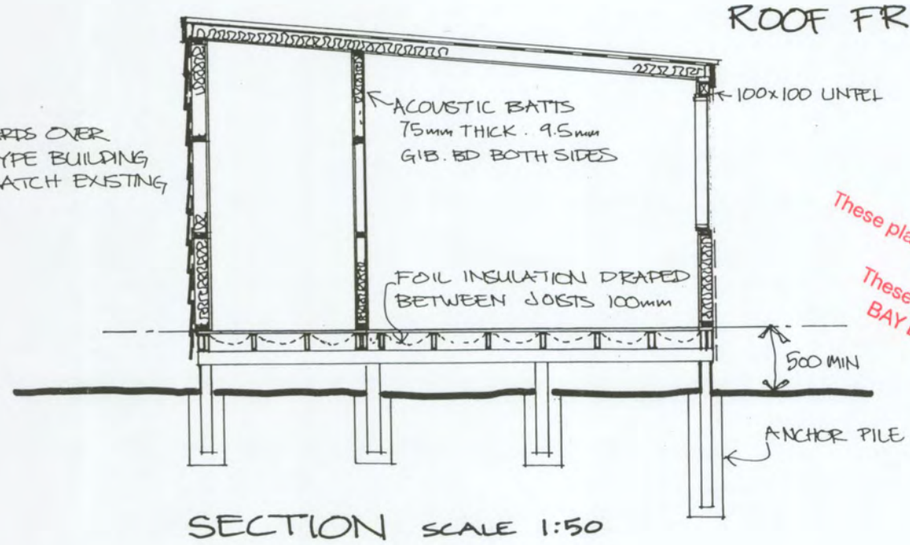
EAST SOUTH



FOUNDATION PLAN

TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
99/1931
Refer to accompanying documentation

ROOF FRAMING PLAN



SECTION SCALE 1:50

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
BAY BUILDING CERTIFIERS

PAUL CHAPMAN
DRAUGHTSMAN
Ph 025 999 143

DATE 8-8-98

SCALE 1:100
UNLESS OTHER WISE STATED

ADDITIONS FOR R. & J HYDE, AT 389 NGATAI ROAD OTUMOETAI TAURANGA.

P. 2

TCC361170

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

№ 19961

PLAN No. 10603

RECEIPT No. 18595

APPLICATION No. .....

BUILDING PERMIT No. .....

RATING AREA No. .....

Mr Delta Drainage ~~Plumber~~ Drainlayer

Address Box 2419
Tga South

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: R J & J Hyde

OCCUPIED BY: .....

AND SITUATED IN HOUSE No.: 389 Ngatai Pl Street Road Avenue

DESCRIBED AS LOT No.: 6 D.P. 11036

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.
Construct new drain and connect to sewer or other approved outfall.
Extend drain.
Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $

Estimated Cost of Drainage ..... $100 —

Total $100 —

FEES — Plumbing ..... $

Drainage ..... $3 —

Total $3 —

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19.....

for CITY ENGINEER

Date: 6.4.77

Date Completed 24/4/77

Date Work Commenced .....

REMARKS: Inspected .....

NOTE: Before commencing work, and on completion, please notify the Inspector.
No work to be covered up or enclosed until approved.

TAURANGA CITY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Received .....

Plan No. 10603

Permit No. 19961

Receipt No. 18595 Date 6/4/77

To the City Engineer,
TAURANGA CITY COUNCIL

PLUMBER
Phone No. .....
Name : .....
Postal Address : .....

DRAINLAYER
Phone No. 81466
Name : DELTA DRAINAGE
Postal Address : Box 2419 Tga Sth

Name of Person for whom work is to be carried out :
OWNER
Phone No. 63407
Name : R.J. & J HYDE
Postal Address : 389 NGATAI RD.

LOCATION Lot No. 6 D.P. S 11036
House No. 389 NGATAI Road ~~Street~~ ~~Avenue~~
TAURANGA

hereby apply for permission to carry out the work described herein and set out in the plans attached hereto,

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT :

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :
Cross out whichever is not applicable.
~~1. Construct new drain together with septic tank and effluent disposal system.~~
2. Construct new drain and connect to sewer or other approved outfall.
~~3. Extend drain.~~
~~4. Repair drain.~~

SEWER CONNECTION
Application No. : 2956
Receipt No. : 18072
Fee Payable : $47.50
Date : 24/3/77

Value of Proposed Work including materials:—

	Estimated Value of	Fee
(a) Plumbing	$	$
(b) Drainage	$ 100	$ 3
Total	$	$

Dated this 11th day of MARCH 19 77

(Plumber) Signature (Drainlayer) .....

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.
Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as **re-inspections incur additional fees.**

ESTIMATED VALUE OF WORK*	FEE PAYABLE
Not exceeding $100	$3.00
In excess of $100 but not exceeding $200	$6.00
In excess of $200 but not exceeding $300	$9.00
In excess of $300 but not exceeding $400	$12.00
In excess of $400	$12.00
plus $3 for every additional $200 or part thereof.	
Re-Inspections	$2.00

ISSUE OF PERMIT APPROVED

.....
For City Engineer

*In assessing the value of work, no single fitting shall be deemed to have a value exceeding $100.

Plumbing, Drainage and Water Service Block Plan

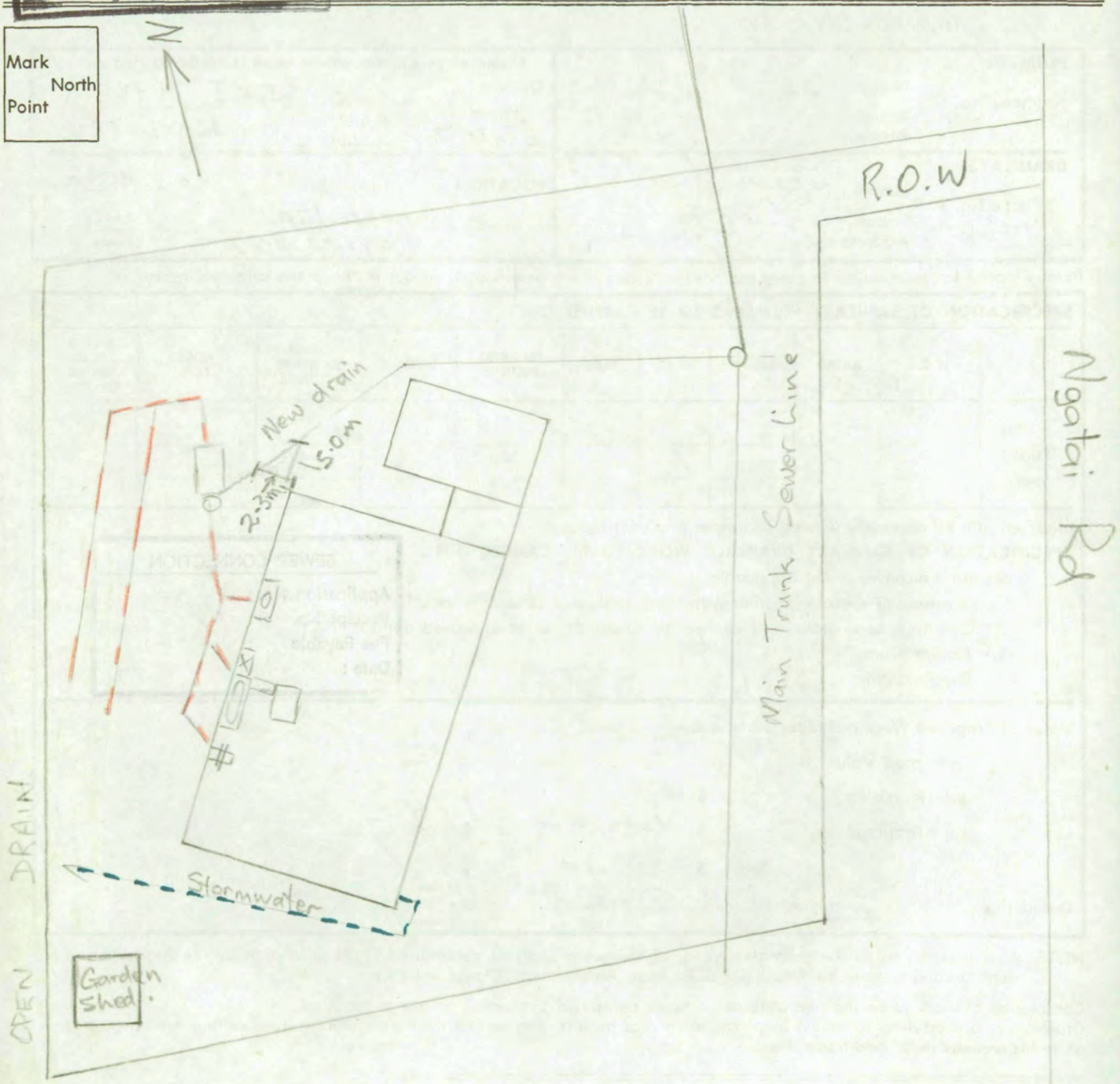
All Buildings and existing Drains to be drawn to the scale of 1:100 or 1/16" equal 1 ft. and to have all measurements shown.

SCALE
1 : 100

New drains to be shown lightly in pencil.
Old Drains in Dotted Red Line
Stormwater Drains in Green
Water Connection in Blue (show to first branch off service pipe)

REFERENCE:—
G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box

Mark North Point



ROAD FRONTAGE (State name of Street, Road or Avenue)

To the **SEWERAGE OVERSEER:**

Please connect applicant as set out.

CITY ENGINEER

Date connected 24/4/77

Foreman's Signature [signature]

A/c opened No. .....

APPLICATION FOR SEWER SERVICE

No 2956

Fee Payable Conn. $	$47.53 PSR $ .....
Receipt No.	18072
Date of Receipt	18072

To the TAURANGA CITY COUNCIL

(Owner of Land) I, R.J. Hyde

hereby apply for a sewer service to be laid on from the City system to the premises (as indicated on the sketch plan below) situated at (suburb) Bellevue

House No. 389 Ngatai ~~Avenue~~ ~~Street~~ ~~Road~~ Tauranga

which is described as Lot No. 6 D.P.S. 11036

(Name of subdivider to be given where subdivision is new)

Valuation No. 668/611

The total area of the property above referred to is ..... acres ..... roods ..... perches and this connection is to apply to the undermentioned:

Dwelling (State if dwelling, boarding-house, factory, office, flats, motels etc.)

1 Houses on property.

..... P.W.C.'s & Urinals (state No. of each)

M Deeta Dge. is the Licensed Drainlayer who will be employed by me.

Signed .....

Person to be charged for service to be supplied or his authorised Agent.

Connection Approved [signature] for City Engineer

Date of Application 24/3/77

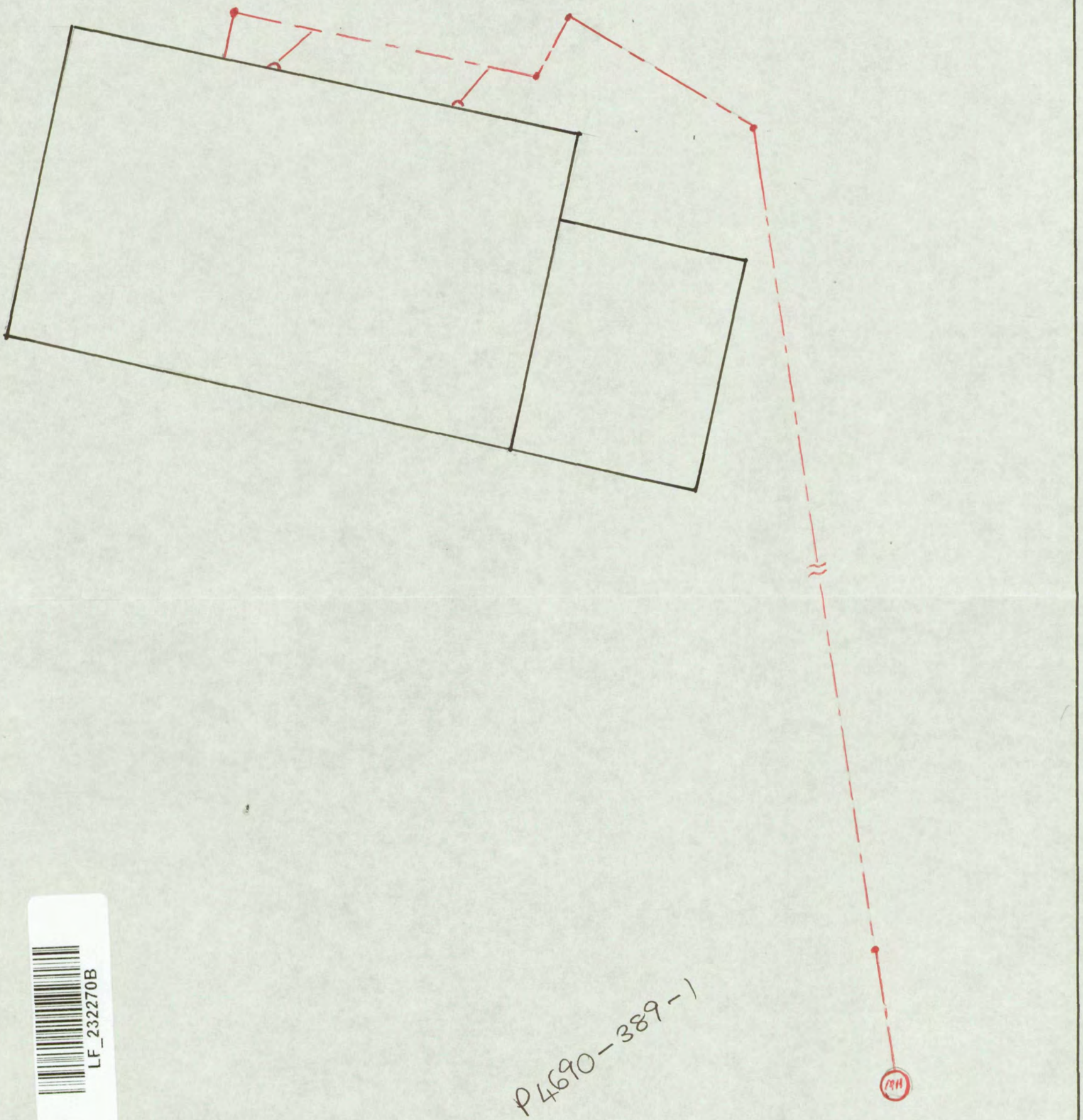
SKETCH PLAN — Within the City

Bayprint — 89751

IMPORTANT — POSITION OF ENTRY TO BE MARKED WITH A PEG

"Should the position of the connection not be pegged when the work is ready to be carried out, the connection will be made at the centre of the frontage, or if a back section one foot from a side boundary of the access strip."

N.F.

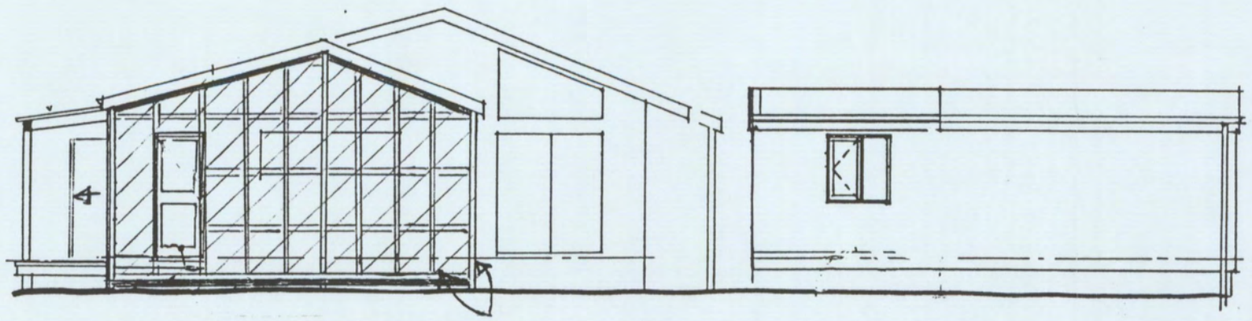


LF_232270B

P4690-389-1

Note: All dimensions to be in metres 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Graphic Scale

Symbols	CITY OF TAURANGA	Scale 1:100
Stormwater: [Show green]	DRAINAGE BLOCK PLAN OF:	Building Plan Number
San Sewer: [Show red]	House No: 389 Street: NGATAI Lot No: 6 D.P.[S.] 11036	10603
Water: Valve	Sewer Inspected: K.C. Date: 6/75 / Plotted: Date:	Sheet No

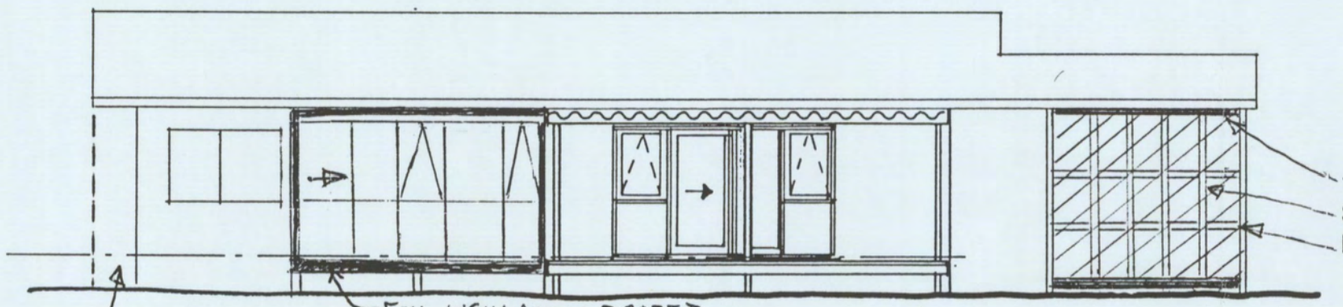


New Clearlite to North & West sides of
carport and roof from carport to house

NORTH ELEVATION

SCALE 1:100

ADDITIONS FOR
RJ & J HYDE
389 NGATAI RD
TAURANGA
12-8-99



EAST ELEVATION

APPROVED
These plans are approved in accordance with
The NZ Building Code.
These plans must remain on site.
BAY BUILDING CERTIFIERS

TCC361167

STREET
ROAD
AVENUE

NO. 389 Ngatai Rd

№ ~~10603~~

LOT No. 6 D.P.S. 11036

VAL. No. ~~668/610~~ 668/611

OWNER ~~L~~ R Hyde & Bergquist

DATE	PERMIT NUMBER	CONTRACTOR	VALUE of WORK	PARTICULARS OF WORK
8-4-75	41980	L Bergquist	14,600	Dwelling
17-7-75	42299	[illegible] Tweed	$300	Shed
6-4-77	19961	Delta Drainage	$100.	Drainage - Sewer
12/8/82	A1512	owner	$ 450	Visor Fire
8/4/88	E018961	Owner	$1890	Erect Shed

P4690
389
1

P4690
389
1

"**Council Records show that a Code of Compliance Certificate was issued by a Private Certifier. Council may not hold a copy of this Code of Compliance Certificate**"

CODE COMPLIANCE CERTIFICATE NO: 98/1931

Section 43(3), Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

14690-389-1

Consent Number 98/1931

☒

PROJECT		PROJECT LOCATION	
All	☒	Owner Detail	Hyde R & J 389 Ngatai Rd Tauranga
Stage No. .... of an intended .... stages			
New or relocated building	☐		
Alteration	☒	Site Address	389 Ngatai Rd Otumoetai
Intended use(s) (in detail) Add to lounge, office, add deck, pergola to dwelling			
Intended Life:		Lot	6
Indefinite, but not less than 50 years	☒		
Specified as .... years	☐	D.P.	S 11036
Demolition	☐		

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is:

☒ A final code compliance certificate issued in respect of all of the building work under the above building consent

☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

☐ This certificate is issued subject to the conditions specified in the attached .... page(s) headed 'Conditions of Code Compliance Certificate No. 98/1931' (being this certificate).

Signed

Name: .....

Position: ..... **Date:** **Monday, 23 November 1998**

Roger Bruce
OPERATIONS MANAGER

Bay Building Certifiers Ltd

Assessment Report for Code Compliance Certificate No: 98/1931
Section 57(3) (a) Building Act 1991
as at Monday, 23 November 1998

Owner	Site Location
Hyde R & J 389 Ngatai Rd Tauranga	389 Ngatai Rd Otumoetai Lot 6 D.P. S 11036

Job Description		Consent	
WorkType	Dwelling - Add/Alter/Repair	Number	98/1931
IntendedUse	Add to lounge, office, add deck, pergola to dwelling	Date	Tuesday, 25 August 1998
		Process Time	0. Hrs

Building Elements Requiring Certification

	Required	Done	Passed	Failed
Building	3	5	5	0
Plumbing/Drainage	0	0	0	0
Structural	0	0	0	0
Total	3	5	5	0

Extra Inspections
2

Notes

Assessment Details

Date	Time	Assessor	Assessment Type	Result	Note
27-Aug-98	03:30 PM	Brian Billing	Footing	Pass	Okay to pour.
11-Sep-98	01:45 PM	Brian Billing	Preline/Building	Pass	All okay to line for outbuildings.
11-Sep-98	01:45 PM	Brian Billing	Footing	Pass	Footings for lounge extension okay.
21-Sep-98	01:15 PM	Brian Billing	Preline/Building	Pass	Lounge
23-Nov-98	10:30 AM	Brian Billing	Final/Building	Pass	

BUILDING CERTIFICATE NO: RA .....

Section 43(3), Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

Issued by Bay Building Certifiers Ltd, currently approved and registered as a building certifier in all areas with no limitations.

Consent Number (if issued)

Project Imformation Memorandum No ..... (If issued)

PROJECT		PROJECT LOCATION	
New or relocated building	☐	**Owner Detail**	**Hyde R & J** **389 Ngatai Rd**
Alteration	☒		**Tauranga**
Intended use(s) (in detail)			
Addition to residence & home office		**Site Address**	**389 Ngatai Rd** **otumoetai**
Intended Life:			
Indefinite, but not less than 50 years	☒	**Lot**	**6**
Specified as .... years	☐		
Demolition	☐	**D.P.**	**11036**

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is to certify that:

The building certifier has been engaged to inspect specified building work in relation to the provisions of the building code as detailed below:

☑ All building work as detailed on attached Plans and Specifications.

☐ Work described in attached scope of Building Certifiers Engagement.

The building certifier is satisfied on reasonable grounds that:

☑ The proposed building work would comply with the applicable provisions of the building code if properly completed in accordance with the attached plans and specifications.

☐ The building work complied with the listed provisions of the building code on the date of certification.

Signed by or for and on behalf of the building certifier

Name: .....

Position: ..... **Date:** **Wednesday, 12 August 1998**

Roger Bruce
OPERATIONS MANAGER

98/1931

NATURAL FEATURES CHECKLIST

Property Address: 389 Ngatai Rd File Number: P4690-389-1

1. **Type of Consent**

☐ Subdivision ☐ Land Use ☑ Building

2. **Checklist**

Site identified in hazard register or on hazard file	YES / NO
Details of identified hazards known Below Matariki	YES / NO
Site inspection required (note reason if not required)	YES / NO
Site visit carried out	Date:
Slope of site excessive (20° or more)	YES / NO
Evidence of slippage	YES / NO
Evidence of subsidence or poor bearing capacity	YES / NO
Site affected by inundation (sea level rise, flooding)	YES / NO
Site affected by erosion	YES / NO
Site affected by avulsion	YES / NO
Site affected by falling debris	YES / NO
Site affected by alluvion	YES / NO
Site affected by exceptional wind effects	YES / NO

Notes:

3. **Conclusion**

Geotechnical report required?	YES/NO/NA
Owner notified:	Date:
Specific design foundation required?	YES/NO/NA
Owner notified:	Date:
From information currently held by Council the site is suitable for conventional development?	YES/NO/NA

4. Development Engineer — Date 20/8/98

FAX MESSAGE

RECEIVED 19 AUG 1998

TO : **(07) 578-5395**
BAY BUILDING CERTIFIERS

FROM : **Robert J Hyde**
389 Ngatai Rd
Tauranga
Ph (07) 576-3407 FAX C/- (07) 576 6386

Page(s) : Cover + 1 **Date : 19 Aug 1998**

Message : Additional information herewith in support of our application for Building Consent per the request from TDC.

File No: P4690-389-1

APPLICATION FOR BUILDING CONSENT

ADDITIONAL INFORMATION REQUIRED

Manager: Building Services
Tauranga District Council

Attn: Steve Warnes **FAX (07) 577-7034**

The additional information requested in your FAX 17-8-98 in respect of the Moturiki Datum is shown on the following page being a letter dated 18.08.98 from P B Smith, Registered Surveyor & Town Planner. This information relates to option (b) of your FAX.

Robert J Hyde

10/06/1992 23:16 64-7-5766386 C BOGUE PAGE 01

PBS/98/25

P.B. Smith
Dip TP. MNZIS. MNZPI

REGISTERED SURVEYOR
& TOWN PLANNER

18.08.98

Mr R.Hyde
389 Ngatai Road
Tauranga

Dear Sir,

re: Floor Levels
Building Additions
389 Ngatai Road.

As requested I have determined the floor levels for the existing dwelling and the small unit at the rear of the dwelling.

These levels are as follows.

(1)	Existing dwelling	3.48 meters.
(11)	Small unit	3.30 meters.

These levels are in terms of Moturiki Datum taken from Council Benchmark No38 which has a reduced level at 2.15 meters.

It is my understanding that the floor levels of the building additions will match the floor levels of the existing buildings and thus the minimum permitted floor level of 3.20 meters will be achieved.

Yours faithfully

Peter Smith

11 Manuwai Drive, Matua, Tauranga. Phone 576 7359

10/06/1992 23:16 64-7-5766386 C BOGUE PAGE 02

[2forms\plan\permit]

Please address all Communications to:

Manager: Building Services
Tauranga District Council
Private Bag
TAURANGA

BAY BLD CERT

TAURANGA
DISTRICT COUNCIL

File No: P4690-389-1

Date: _____

APPLICATION FOR BUILDING CONSENT

ADDITIONAL INFORMATION REQUIRED

Dear Sir/Madam

Property Situated at: 389 NGATAI ROAD

Lot No.: 6 DP No.: 11036

The following information is required before your building consent application can be considered:

Council records indicate that the site is in an area that is below 3.2 RL Moturiki Datum and may be subject to flooding/inundation. Consequently it is a requirement that either:

(a) A suitably qualified Coastal Processes Engineer confirm a finished floor level that will not be subject to flooding, and that a Registered surveyor shall certify to Tauranga District Council in writing that the finished floor level of the building has been established in compliance with the engineer's recommendations; or

(b) That a Registered Surveyor certify to the Tauranga District Council in writing that the finished floor level of the building has been established to a minimum level of 3.2 RL Moturiki Datum; or

(c) Proceed under Section 36(2) of the Building Act and register a consent notice on the Certificate of Title, stating that the building has been identified as possibly flood prone.

For Development Engineer.

(Phone: 5777 000)
(Fax: 5777 034)

S. Warnes.

Date: 27 Oct 99

B 38928

NOTICE OF BUILDING CONSENT/PIM FEES DUE

TAX INVOICE G.S.T. Reg. No. 51-938-283

To Bay Building Centres
PO Box 2230
Tauranga

P/F: P4640-389-1 Application No: 99/1931

Applicant: R & J Hyde

Site Address: 389 Ngatai Road

Type of Construction: Extend Lounge, Office, Add Pool Pergola to Dwelling

BUILDING:	Issue Building Consent	IBC	45 00
	Issue Project Information Memorandum	IPI	25 00
	Code of Compliance Certificate	CCC	
	Compliance Schedule	COM	
	Plan Processing Fee	BIN	
	Site Certification Fee	BEX	
	Vehicle Crossing Bond	VCB	
	Water Connection Inspection Fee	I06	
	Proportion Water Rate	PWAT	
	Proportion Sewer Rate	PSEW	
	PIM Processing Fee	PIM	65 00
BUILDING IMPACT FEES:			
	Wastewater	BIFW	
	Water Supply	BIWS	
	Reserves and Community Facilities	BIRC	
GOVERNMENT CHARGES:			
	Building Research Levy	IO3	
	Building Industry Authority Levy	BIA	
	TOTAL BUILDING CONSENT/PIM FEE	$	
	Less Lodgement Fee (receipt no .....)	LOD $	N/A
	BALANCE OF FEES DUE (GST Inclusive)	$	135 00

Fees are payable within one month of invoice date. Upon payment a copy of approved building plans will be issued. If fees are not paid by due date your building consent may be cancelled.

RECEIPT NUMBER:

Only a tax invoice when accompanied by an official receipt.

TAURANGA DISTRICT COUNCIL

DEPARTMENT OF ENVIRONMENTAL SERVICES

Administration Building,
Willow St, Tauranga.

(07) 5777-000

(07) 5777-034

Private Bag,
Tauranga, N.Z.

PIM AND BUILDING CONSENT PRICING/CHECKSHEET

ZONE: _____
CENSUS: 1158402
DATE RECEIVED: ___/___/___
Land Use Consent received __/__/__
To be paid with permit YES / NO

FILE NO: P 4690-389-1
PIM/BC NO: 98/1931
TARGET DATE: ___/___/___
(Amend target date when requesting further information)

RECEIVED
10 AUG 1998

Checked & Approved by:

Further Info Requested/Received

Officer	Initial	Date	Requested	Received	BIN Days
Vetting		10-8-98			
Admin	LAC	11-8			0
Plumbing					
Building					
Structural					
Planning	SW	13/8			2
Health					
Trade Waste					
Haz Sub					
Dev Eng	SW	20/8	13/8	20/8	0+
					TOTAL: 3

FEES PAID:

Total amount paid $135.00
Invoice: No: B38928 21/08/98
Receipt: No: 785328 24/08/98
Bldg Consent Issued: No: 98/1931 25/8/98
PIM Issued: No: 98/1931 25/8/98

Lodgement Fee: BBC.
$ _____
Inv. _____
Rec. _____
Date ___/___/___

BUILDING		TIME	FEE		FEE ($)
	Plumbing/Drainage			Issue Bldg Consent	45-00
Internal	Building			Issue PIM	25-00
Certification	Structural			Issue C.C.C.	
	Consultant				
		TOTAL		Plan Processing Fee	
External	Plumbing/Drainage				
Certification	Building				
		TOTAL		Site Inspection Fee	
	Compliance Schedule		YES / NO	Compliance Schedule	
	Dev Eng. Services			Vehicle Xing Bond	—
	Other (refer below)			Water Connection Inspec. Fee	—
				Prop. Water Rate	
				Prop. Sewer Rate	
P.I.M.	Planning		35		
	Dev. Engineering		30		
	Health/Trade Waste				
		TOTAL	65-00	PIM Processing Fee	65-00
	Land Use/Resource Consent		YES / NO	Resource Consent	
	Site Development Deposit		YES / NO	Site Development Deposit	
B.I.F.	Building Impact Fee			Wastewater	—
				Water Supply	—
				Reserves Com. Services	—
	Government Charges			Bldg Research Levy	
				B.I.A. Levy	
	Other (supply G.L. Code)			Other	
					—
Conditions	Building Consent (see attached)		YES / NO	TOTAL	135-00

PROJECT INFORMATION MEMORANDUM CHECKSHEET
(Attach to PIM Application with Draft PIM)

File No: _____
PIM No: 98/1931

1. VETTING

Minor work:

YES/NO:

- Redirection of drains
- Reroofing/recladding of existing structure
- Internal plumbing
- Solid Fuel Heater

If YES, arrange issue of PIM confirming that building work may be undertaken (no charge)

If NO or unsure, refer application to Planning (Tick Planning box on checksheet)

2. ADMINISTRATION

PIM Information Included

- ☐ Information identifying relevant special features of the land concerned
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted
- ☐ Details of authorisations which must be obtained before a building consent will be issued
- ☐ Details of authorisations which have been refused

This is:

- ☑ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent

  Not yet applied for ☐

  No: ..... attached ☑

- ☐ Notification that other authorisations must be obtained before a building consent will be issued

- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused

3. **PLANNING**

DISTRICT PLAN

Complies with District Plan or Resource Consent (YES) / NO

Conditions (Applicable conditions are ticked)

additions alterations

1. If the ~~dwelling~~ as constructed is not in accordance with the provisions of the Tauranga Transitional District Plan all construction must cease immediately and the owner shall contact the Duty Planner at the Tauranga District Council. ☑

2. The owner is required, at his/her own expense, to submit to Council, certification from a Registered Surveyor at the time of the pre-line inspection, that the building complies with the maximum height and daylight plane requirements of the District Plan. ☐

3. To be in accordance with Resource Consent conditions attached. ☐

4. A Residential Building Impact Fee of $765 is to be paid before the Building Consent is uplifted. ☐

OFFICERS SIGNATURE: _____

NOTIFICATIONS

Notifications from Statutory Authority concerning classification of land or buildings	YES / NO
If YES, attach information on Draft PIM ticking appropriate boxes.	

4. **DEVELOPMENT ENGINEER**

Advice note: (to be typed) _____

Site Suitable for proposed Building subject to confirmation of ground conditions at time of footing inspection

File note: _____

20/8/08

Authorised Officer Date

OFFICERS SIGNATURE: _____

ENTERED

Application for Building Consent and/or Project Information Memorandum

10 AUG 1998
RECEIVED

TAURANGA DISTRICT COUNCIL

1158402

Application No: 98/1931 File No: P 4690-389-1

(Please tick appropriate box)

☐ Building Consent (Please provide PIM number if applied for separately _____)

☑ Project Information Memorandum Only

Building Certifier _____ (Yes/~~No~~) Resource Consent Applied For _____ Yes/(No)

Details of Owner

Name: ROBERT J & JANICE HYDE

Postal Address: 389 NGATAI RD
TAURANGA

Fax: C/-(07)576-6386

~~Mob~~/Phone: (07) 576-3407

Signed by or for and on behalf of applicant:

Name: ROBERT J HYDE

Signature: B J Hyde

Contact Person

(This person will be the liason for enquiries)

Name: ROBERT J HYDE

Postal Address: 389 NGATAI RD
TAURANGA

Phone (day): (07)576-3407

Invoice to be sent to: ☑ Owner
BAY BUILDING CERTIFIERS LTD
☐ or Contact Person

(Please Note: Applicant must be the owner or lessee of the land on which the building work is contemplated.)

Site Location

Street Address: 389 NGATAI RD
TAURANGA

Lot No: 6 DP No: 11036

Flat ~~No~~:

Valuation Roll No: 06645/08800

Lot Area: 0.0862 ~~Ha~~ Sm^2

Legals Checked ☑

Description of Work

ADDITION TO RESIDENCE
& HOME OFFICE Decl
pergola. Lounge Extn.

Intended life of above work

☑ Indefinite but not less than 50 years or ☐ Specified as _____ years

Value of proposed work: (GST inclusive) $9970-00

Floor area of proposed building: 23.46 sq metres

Under Building Act Plans are available for Public Viewing

Enquiries: Phone 577 7000 Inspections: Phone 578 6666 Fax: 577 7144

Key Personnel

Designer(s)

Name: ROBERT J HYDE

Address: 389 NGATAI RD
TAURANGA

Phone/~~Mob~~: (07) 576-3407

Builder(s)

Name: DAVID CHAPMAN

Address: 33 ANDREW PL
TAURANGA

Phone/Mob: (025) 713321
A/H (07) 576-4693

Craftsman Plumber

Name: _____

Address: _____

_____

Phone/Mob: _____

Registered Drainlayer

Name: _____

Address: _____

_____

Phone/Mob: _____

Project Information Memorandum Details

Please describe fully intended use of proposed building(s): _____

_____

_____

_____

Please tick the box(es) where relevant:

Are you excavating/filling the site greater than 500mm.	☐ Yes	☑ No
Are you building over road / reserve / other public area.	☐ Yes	☑ No
Are you demolishing any existing buildings.	☐ Yes	☑ No
Are you removing any trees over three metres height.	☐ Yes	☑ No
Is the intended use of the building(s) for commercial / industrial use.	☐ Yes	☑ No

_____ / / _____

Planner Date

Application for Installation of Services

Installation Details (to be completed by applicant)

Do you require:

1. A Water Connection to Council Services?

~~Yes~~/No

☐ Standard 20 mm dia. connection

☐ Other (state size) _____mm

Do you require:

2. A Sewer Connection to Council Services?

~~Yes~~/No

Nominated Installer: _____

☐ Standard 100mm connection

☐ Other: state size required _____mm

Do you require:

3. A Vehicle Crossing? ~~Yes~~/No

Nominated Installer: _____

Type: ☐ Residential ☐ Commercial/Industrial

Crossing from footpath to boundary only

Select type of finish between footpath and boundary.

☐ Concrete ☐ Asphalt ☐ Concrete Pavers

Distance from kerb to boundary _____ metres.

Stormwater Disposal System

Where will the stormwater be disposed of to?

☐ Not applicable

☑ To existing service connection

☐ New kerb connection (to be constructed to Code of Practice drawing D2)

☐ Soakage (to be in accordance with guidelines for use of soakage)

☐ Other: state details _____

_____

☐ Nominated Installer _____

_____

Pursuant to Section 27 of the Building Act 1991, and the Local Government Official Information and Meetings Act 1987, the information contained in this application will be made available to and passed on to the public on request.

The building owner may request the plans and specifications be marked confidential for purposes of copyright or security. Such a request must be in writing and addressed to:

Manager: Building
Tauranga District Council
Private Bag
TAURANGA

Checklist

To avoid delays in the processing of your application please ensure you have provided the following information

(please tick where information provided)

1. Two sets of specifications (ie. proposed materials to be used)

2. Two full site plans : Scale 1:100 showing:

- [x] Position of proposed and existing building(s) in relation to the boundaries of the full site, showing height of buildings.
- [ ] Details of services, ie. all existing and proposed water, sewer, stormwater (including tradewaste and contaminated stormwater), and vehicle crossing.
- [ ] Off-street parking, loading, access and turning areas.

3. Two sets of construction drawings : Scale 1:100 or 1:50 showing:

- [x] Elevations (site levels relative to floor levels).
- [x] Floor plans describing the function of each room showing all doors, windows and ventilation, plumbing layout, fire places and chimneys. For additions and alterations, the existing shall be shown separately and alongside the "proposed".
- [x] Foundation details.
- [x] Cross-sections of proposed building showing all construction details.
- [ ] Structural details, showing engineering calculations and Engineer's signature on plans.
- [ ] Sub-floor and wall bracing calculations
- [ ] Diagram of all sanitary plumbing pipe work for all buildings greater than one floor. This diagram must show pipe sizes, materials and ventilation to be used.

4. Solid Fuel Heaters

- [ ] Completed application form together with manufacturers installation instructions.

5. Payment of Fees

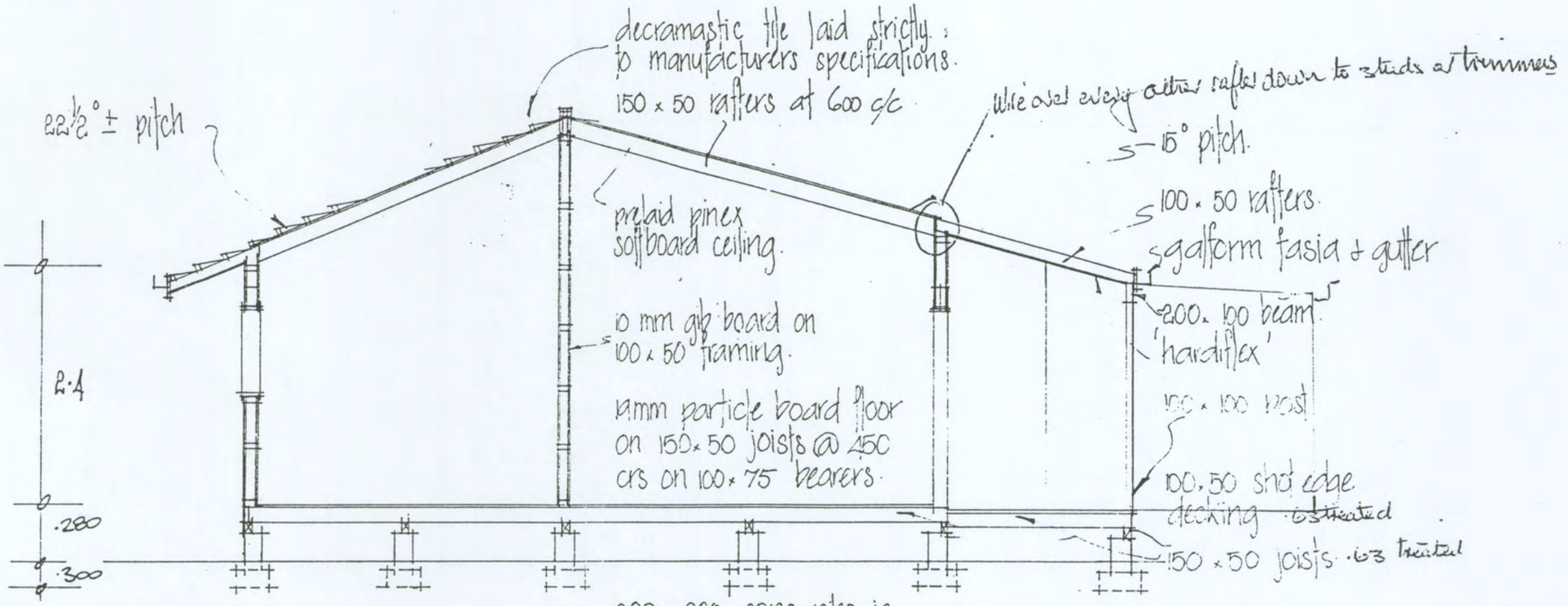
- [ ] Payment of your building consent/project information memorandum fees should be made on completion of processing. An invoice for such payment will be posted to the applicant.
- [ ] Lodgment Fee to be paid when plans are deposited with Council.

6. Building Certifiers

- [x] If you intend to use building certifier(s) other than the Tauranga District Council please ensure you accompany this application with all relevant details.

side elevation

TCC361168



section a-a.

SAME FOUNDATIONAL DETAILS TO APPLY TO EXTENSION TO BEDROOM 3 AND CONSERVATORY

ADDITIONS FOR RJ & J HYDE
389 NGATAI RD
TAURANGA. 12.8.99

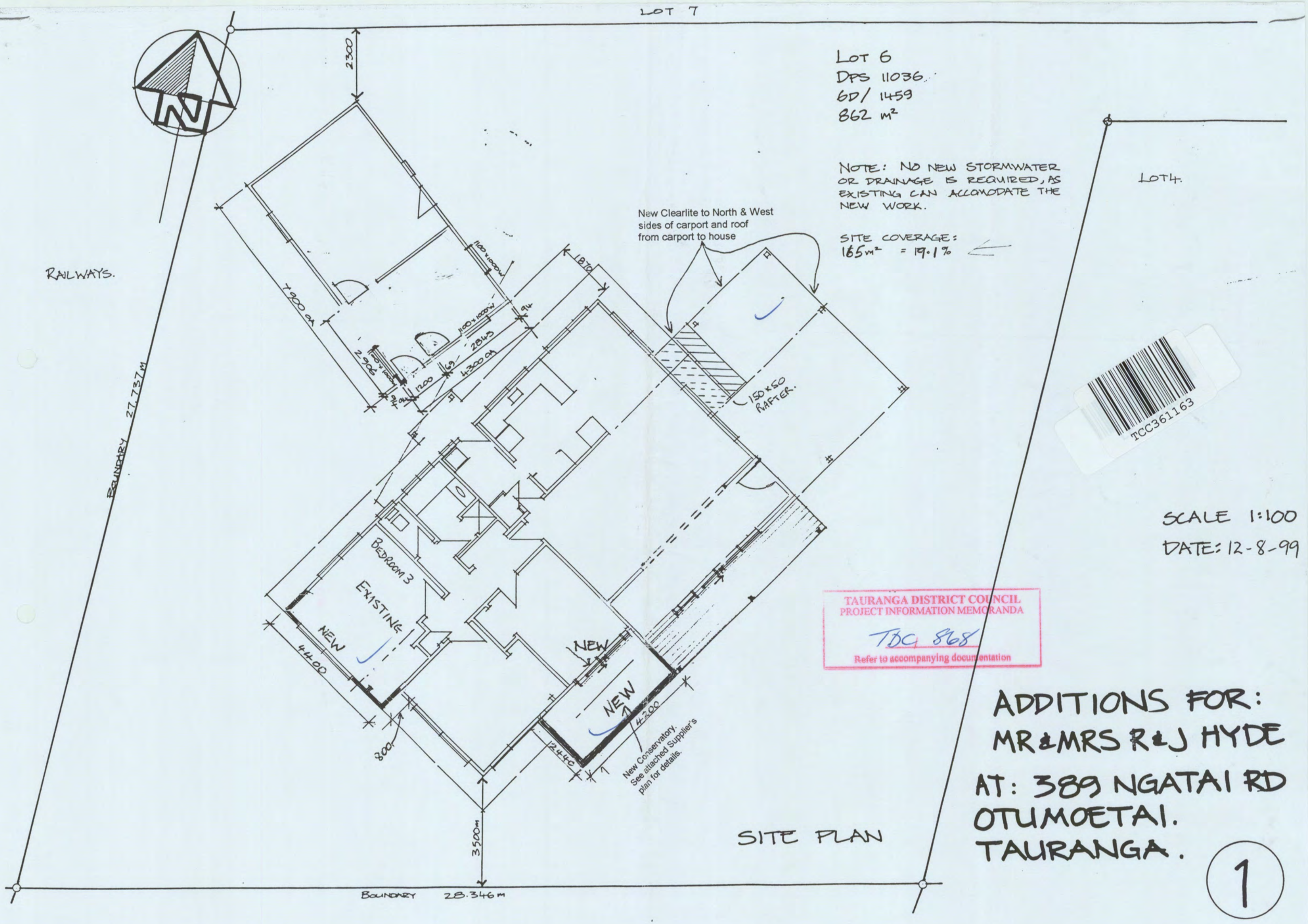
APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site
BAY BUILDING CERTIFIERS

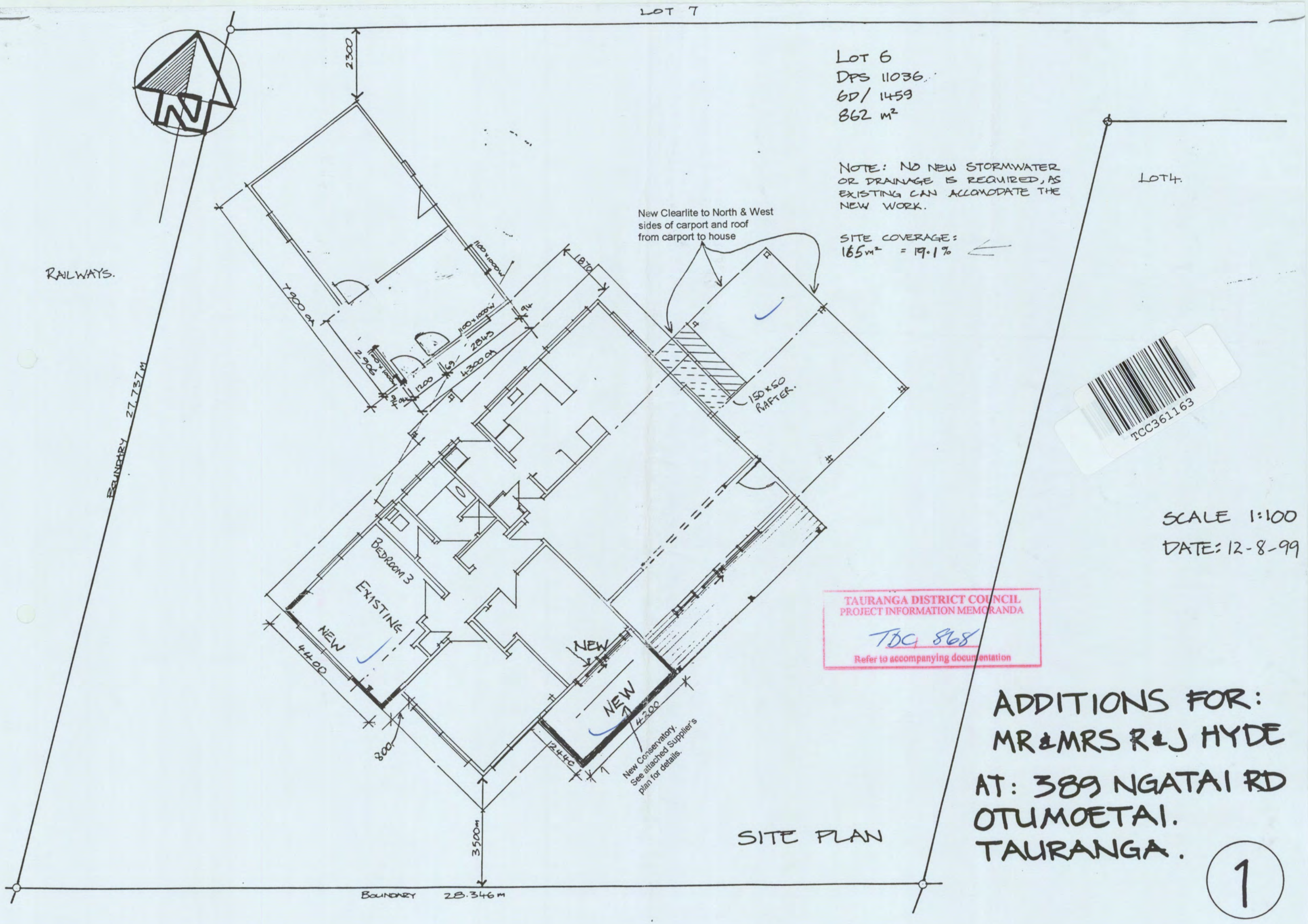
udo
UNIVERSAL DRAWING OFFICE
52 WHARF STREET,
TAURANGA, N.Z.
P.O. BOX 810 PH. 83-661

Design:
Drawn: Wendy.
Check:
Date: march 75
Scale: 1:100. 1:50.

REF. No. 460
sheet no. 1 of 1 sheets

NOTE: Contractor-supervisor to verify all dimensions before putting work in hand. Use figured dimensions in preference to scaled.


LOT 7
LOT 6
DPS 11036
6D/ 1459
862 m²
NOTE: NO NEW STORMWATER OR DRAINAGE IS REQUIRED, AS EXISTING CAN ACCOMODATE THE NEW WORK.
SITE COVERAGE:
165m² = 19.1%
LOT4.
RAILWAYS.
BOUNDARY 27.737m
BOUNDARY 28.346m
2300
7900 OA
1100x1000W
1870
94
2845
4300 OA
1200
2906
New Clearlite to North & West sides of carport and roof from carport to house
150x50 RAFTER.
BEDROOM 3
EXISTING
NEW
4400
800
NEW
NEW
4200
2440
New Conservatory. See attached Supplier's plan for details.
3500m
SITE PLAN
SCALE 1:100
DATE: 12-8-99
TCC361163
TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
TDC 868
Refer to accompanying documentation
ADDITIONS FOR:
MR&MRS R&J HYDE
AT: 389 NGATAI RD
OTUMOETAI.
TAURANGA.
1


LOT 7
LOT 6
DPS 11036
6D/ 1459
862 m²
NOTE: NO NEW STORMWATER OR DRAINAGE IS REQUIRED, AS EXISTING CAN ACCOMODATE THE NEW WORK.
SITE COVERAGE:
165m² = 19.1%
LOT4.
RAILWAYS.
BOUNDARY 27.737m
BOUNDARY 28.346m
2300
7900 OA
1100x1000W
1870
94
2845
4300 OA
1200
2906
New Clearlite to North & West sides of carport and roof from carport to house
150x50 RAFTER.
BEDROOM 3
EXISTING
NEW
4400
800
NEW
NEW
4200
2440
New Conservatory. See attached Supplier's plan for details.
3500m
SITE PLAN
SCALE 1:100
DATE: 12-8-99
TCC361163
TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
TDC 868
Refer to accompanying documentation
ADDITIONS FOR:
MR&MRS R&J HYDE
AT: 389 NGATAI RD
OTUMOETAI.
TAURANGA.
1

Willow Street, Tauranga
Private Bag, Tauranga
Telephone: 07 577 7000. Facsimile 07 577 7034

PROJECT INFORMATION MEMORANDUM NO: 868

Issued by: Tauranga District Council pursuant to Section 31 of the Building Act 1991.

APPLICANT	PROJECT
HYDE, JANICE HYDE, ROBERT JAMES 389 NGATAI ROAD BELLEVUE TAURANGA 3110	EXTEND BEDROOM, ADD CONSERVATORY, CLAD AND ADD TO ROOF OF CARPORT OF DWELLING Intended Life: 50 years
PROJECT LOCATION	**LEGAL DESCRIPTION**
389 NGATAI ROAD	Ref No: P/4690/389 Val No: 06645 088 00 Legal Description: LOT 6 DPS11036

This project information memorandum is confirmation that the proposed building works **may** be undertaken subject to the provision of the Building Act 1991 and compliance with all the information provided in this document.

1. The building work as depicted in the attached Project Information Memorandum plans will comply with the District Plan provided it is constructed in accordance with these plans. Any variation from these plans may require a further consent.
2. The Tauranga District Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roading Division, Department of City Services, Tauranga District Council.
3. Should an archaelogical site be found on the site during excavations , the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaelogical site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial.
4. The site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.
5. Any lease agreement that relates to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement.
6. Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised.
7. Council records indicate that this lot is situated in an area of Tauranga which is below RL 3.2 Moturiki datum and could be subject to flooding from the sea under extreme weather conditions.

On behalf of the Tauranga District Council.

Name: _____

Date: _____

RECEIVED
24 AUG 1999

BUILDING CERTIFICATE

Section 56, Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

20 Park Street
P.O.Box 2230, Tauranga
Ph. 07 578-3427 Fax 07 578-5395

Issued by Bay Building Certifiers Ltd, Building Certifier No.9, currently approved and registered as a building certifier in all areas with no limitations.

To: Tauranga District Council

Consent Number (if issued)

Project Imformation Memorandum No 868 (If issued)

PROJECT		PROJECT LOCATION	
New or relocated building	☐	**Owner Details**	**Robert & Janice Hyde** **389 Ngatai Road** **Tauranga**
Alteration	☑		
Intended use(s) (in detail)			
Extend bedroom 3, add conservatory & cladding on walls of carport		**Site Address**	**389 Ngatai Road** **Otumoetai**
Intended Life:			
Indefinite, but not less than 50 years	☑	**Lot**	**6**
Specified as .... years	☐	**D.P.**	**S 11036**
Demolition	☐		

This is to certify that:

The building certifier has been engaged to inspect specified building work in relation to the provisions of the building code as detailed below:

☑ **All building work as detailed on attached Plans and Specifications, Excluding N.Z. Building Code clauses G9 (Electricity) and G11 (Gas as an energy source).**

☐ Work described in attached scope of Building Certifiers Engagement.

The building certifier is satisfied on reasonable grounds that:

☑ The proposed building work would comply with the applicable provisions of the building code if properly completed in accordance with the attached plans and specifications.

☐ The building work complied with the listed provisions of the building code on the date of certification.

Signed by or for and on behalf of the building certifier

Name: .....

Position: ..... **Date:** **Friday, 20 August 1999**

Roger Bruce
OPERATIONS MANAGER

868

NATURAL FEATURES CHECKLIST

Property Address: 389 Ngatai Rd **File No:** P4690-389-1

.....

1. CHECKLIST

Soils Report Number	CPU 5.1.5
Site identified in Hazard Register or on Hazard File	YES/NO
Details of identified hazards known Below RL 3.2	YES/NO
Site inspection required	YES/NO
Site visit carried out	Date.....
Slope of site excessive (20° or more)	YES/NO
Evidence of slippage	YES/NO
Evidence of subsidence or poor bearing capacity	YES/NO
Site affected by inundation (sea level rise, flooding)	YES/NO
Site affected by erosion	YES/NO
Site affected by avulsion	YES/NO
Site affected by falling debris	YES/NO
Site affected by alluvion	YES/NO
Site affected by exceptional wind effects	YES/NO

NOTES: Minor works

.....

.....

.....

.....

2. CONCLUSION

Geotechnical report required?	YES/NO/NA
Owner notified	Date:.....
Specific design foundation required?	YES/NO/NA
Owner notified:	Date:.....
From information currently held by Council the site is suitable for conventional development?	YES/NO/NA

.....
DEVELOPMENT ENGINEER

20-8-99
.....
DATE

PIM AND BUILDING CONSENT PRICING/CHECKSHEET

ZONE: _____
CENSUS: _____
DATE RECEIVED: ___/___/___

FILE NO: P 4690-389-1
PIM/BC NO: 868
TARGET DATE: ___/___/___
(Amend target date when requesting further information)

RECEIVED
18 AUG 1999

Checked & Approved by:

Further Info Requested/Received

Officer	Initial	Date	Requested	Received	BIN Days
Vetting					
Admin	[illegible]	19-8			0
Plumbing	—				—
Building	—				—
Structural	—				—
Planning	SW	19/8			0
Health	—				—
Trade Waste	—				—
Haz Sub	—				—
Dev Eng	SW	20/8			1
					TOTAL: 2

FEES PAID:

Total amount paid	225.00		Lodgement Fee: BBC
Invoice:	No: 2625	23/8/99	$
Receipt:	No: 43315	24/8/99	Inv.
Bldg Consent Issued:	No: 868	25/8/99	Rec.
PIM Issued:	No: 868	25/8/99	Date ___/___/___

BUILDING		FEE		FEE ($)
	Plumbing/Drainage		Issue Bldg Consent	95-
	Building		Issue PIM	75 -
	Structural		Issue C.C.C.	—
	Consultant			
	TOTAL		Plan Processing Fee	—
	Plumbing/Drainage Inspection			
	Building Inspection		Site Inspection Fee	—
	Compliance Schedule	YES / NO	Compliance Schedule	
			Vehicle Xing/Asset Bond	
			Asset Dev. Insp. Fee	
			Water Connection Insp. Fee	
			Prop Water Rate	
P.I.M.			Prop Sewer Rate	
	Planning	35		
	Dev. Engineering	20	Project Info. Memo	55.00
	TOTAL	55.00		
	Building Impact Fees		Wastewater	
			Water Supply	
			Reserves & Com Services	
			Bldg Research Levy	
			B.I.A. Levy	
	GL Code for Other		Other	
			TOTAL	
			LESS L/FEE	
			BALANCE OWING	225.00

PROJECT INFORMATION MEMORANDUM CHECKSHEET

(Attached to PIM application)

PIM No. 568 **File No.** _____

VETTING OFFICER:
If the proposed building work is of minor nature please provide standard information and complete process in readiness for the PIM to be issued.

PIM OFFICER PLANNING:

- Is a building consent required for the proposed building work? **Yes / No**
- Are any other consents or authorisations required? **Yes / No**
- Details of authorisations which have been granted **Yes / No**
- Are any Statutory Authorities concerning classifications of land or buildings to be notified ? **Yes / No**

Please provide details of Statutory Authority:

_____

Information to be provided with PIM: ✔

☐ **PIM1** The building as depicted in the attached Project Information Memoranda plans will comply with the District Plan provided it is constructed in accordance with these plans. Any variation from these plans may require a further consent.

The building as depicted in the attached Project Information Memoranda plans **does not** comply with the District Plan. Therefore if the project is to proceed the following authorisations are required:

☐ **PIM2A** Resource Consent for:

_____

☐ **PIM2B** Outline plan approval.

Therefore the following restrictions under Section 35(1A) of the Building Act 1991 will apply until the Resource Consent has been obtained:

- ☐ No building work to which the above consent relates may be undertaken.
- ☐ Building work to which the above consents relates may be undertaken only to the extent specified herein:

_____

_____

☐ **PIM3** The building is to be erected and used in accordance with the attached Resource Consent conditions.

☐ **PIM4** A Residential Building Impact Fee of $ together with Building Consent fees and charges are to be paid before the Building Consent is uplifted.

☐ **PIM5** The Tauranga District Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information please refer to the Roading Division, Department of City Services, Tauranga District Council.

☐ **PIM6** Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging or modifying any archaeological site. Further information can be obtained by contacting the Duty Planner. Should koiwi (human remains) be uncovered during excavation, please contact the Council to arrange for tangata whenua to be advised, and appropriate steps taken for reburial

☐ **PIM7** Site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.

❑ **PIM8** Normal precautions adopted for excavation and filling within the Tauranga area should be observed. Excavation faces near to boundaries or other structures, that are over 1.5 metres high should generally be retained by walls designed in accordance with the New Zealand Building Code and fill in excess of 1 metre deep should only be placed under the guidance of a Registered Engineer. A Building Consent is required for retaining walls 1.5 metre in height or greater or irrespective of the height where there is a likelihood of surcharge from buildings or vehicles.

❑ **PIM9** There are some thin lenses of black soil of low organic content underlying sands at various sites. The exact location and extent of these lenses cannot be readily determined, however they are not expected to be extensive It is therefore recommended that the foundations at individual building sites be inspected by a Registered Engineer to ascertain whether any unsuitable or weak material is present near the foundation level.

❑ **NO224** The subdivision processes for this property are incomplete and a 224 Certificate has not yet been issued. Refer attached "Conditions of Building Consent No: Building in Subdivisions Without 224 Certificates."

❑ **PIM10** The on-site effluent treatment system shall be designed, constructed and maintained to comply with the requirements of Environment Bay of Plenty, under their "On-site Effluent Treatment Regional Plan". For further advice on the matter, you should contact Environment BOP phone (07) 308-7289.

❑ **PIM11** Standard guidelines for the disposal of stormwater by ground soakage on residential lots at Mount Maunganui and Papamoa (exclusive of Bayfair Estate and Matapihi) are available from the Tauranga District Council Offices. In summary these guidelines recommend that soakpits shall be constructed of three 600mm diameter perforated rings, unless ground water conditions dictate otherwise, which shall not service more than 30 m² of roof area. Such soakage may be duplicated and inter-connected in parallel if more than 30 m² of roof is serviced by a downpipe dropper.

During construction the drainlayer shall examine the soils present and after consideration of ground water levels and the soil compaction present, make a judgement on whether good soakage is present to proceed with construction.

❑ **STAND1** Any lease agreement that relates to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement.

❑ **STAND2** Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised.

❑ **TRADEWASTE** Tradewaste

a) The discharge to Council's stormwater system of washwater arising from cleaning or any other activity or process is **prohibited.**
b) The discharge to Council's waste water system of washwater arising from any cleaning or any other activity or process requires a Trade Waste Consent. Please contact Glenn Coates, Trade Waste Officer, Tauranga District Council phone (07) 5777-074 or (025) 992-784.

❑ **HAZSUB** Hazardous Substances

Any storage of hazardous substances shall comply with the Hazardous Substances Act 1996. Please contact Roy Jackson, Monitoring Officer, Tauranga District Council phone (07) 5777-202 or (025) 984-887.

❑ **Other:**

Council records indicate that this lot is situated in an area of Tauranga which is below RL 3.2 Moturiki datum and could be subject to flooding from the sea under extreme weather conditions.

Application for Building Consent and/or Project Information Memorandum

ENTERED

17 AUG 1999 RECEIVED

TAURANGA DISTRICT COUNCIL

Application No: 868 File No: P ~~4960~~ 4690-389

(Please tick appropriate box)

☑ Building Consent (Please provide PIM number if applied for separately _____)

☐ Project Information Memorandum Only

Building Certifier _____ (Yes)/No Resource Consent Applied For _____ Yes/No

Details of Owner

Robert + Janice

Name: R J & J HYDE

Postal Address: 389 NGATAI RD
TAURANGA

Fax: (07)5763407

~~Mob~~/Phone: (07)5763407

Signed by or for and on behalf of applicant:

Name: R J HYDE

Signature: R J Hyde

110290 Service

110295

Contact Person

(This person will be the liason for enquiries)

Name: ~~ROBERT J HYDE~~

Postal Address: ~~389 NGATAI RD~~
~~TAURANGA~~

Phone (day): ~~(07)5763407~~

Invoice to be sent to: ☐ Owner

BAY BUILDING CERTIFIERS PH. 578 3427

☐ or Contact Person

(Please Note: Applicant must be the owner or lessee of the land on which the building work is contemplated.)

Site Location

Street Address: 389 NGATAI RD
TAURANGA

Lot No: 6 DP No: S 11036

Flat No: 6D / 1459

Valuation Roll No: 06645 088 00

Lot Area: 862m²

Legals Checked ☑ BD

Description of Work

EXTEND BEDROOM 3;
ADD CONSERVATORY;
CLAD NORTH & EAST WALLS
OF CARPORT & PART OF
CARPORT ROOF WITH CLEARLITE

Intended life of above work

☑ Indefinite but not less than 50 years or ☐ Specified as _____ years

Value of proposed work: (GST inclusive) $ 14,100-00

Floor area of proposed building: NEW 14 sq metres
EXISTING 151
165m²

Under Building Act Plans are available for Public Viewing

Key Personnel

Designer(s)

Name: RJ & J HYDE

Address: 389 NGATAI RD
TAURANGA

Phone/~~Mob~~: (07) 5763407

Builder(s)

Name: DAVID CHAPMAN

Address: 33 ANDREW PLACE
TAURANGA

Phone/Mob: (07) 576 4693
025-2477165

Craftsman Plumber

Name: _____

Address: _____

_____

Phone/Mob: _____

Registered Drainlayer

Name: _____

Address: _____

_____

Phone/Mob: _____

Project Information Memorandum Details

Please describe fully intended use of proposed building(s): PRIVATE RESIDENCE

Please tick the box(es) where relevant:

Are you excavating/filling the site greater than 500mm.	☐ Yes	☑ No
Are you building over road / reserve / other public area.	☐ Yes	☑ No
Are you demolishing any existing buildings.	☐ Yes	☑ No
Are you removing any trees over three metres height.	☐ Yes	☑ No
Is the intended use of the building(s) for commercial / industrial use.	☐ Yes	☑ No

_____ / / _____

Planner Date

Application for Installation of Services

Installation Details (to be completed by applicant)

Do you require:

1. A Water Connection to Council Services? ~~Yes~~/No

☐ Standard 20 mm dia. connection

☐ Other (state size) _____mm

Do you require:

2. A Sewer Connection to Council Services? ~~Yes~~/No

Nominated Installer: _____

☐ Standard 100mm connection

☐ Other: state size required _____mm

Do you require:

3. A Vehicle Crossing? ~~Yes~~/No

Nominated Installer: _____

Type: ☐ Residential ☐ Commercial/Industrial

Crossing from footpath to boundary only

Select type of finish between footpath and boundary.

☐ Concrete ☐ Asphalt ☐ Concrete Pavers

Distance from kerb to boundary _____ metres.

Stormwater Disposal System

Where will the stormwater be disposed of to?

☐ Not applicable

☑ To existing service connection

☐ New kerb connection (to be constructed to Code of Practice drawing D2)

☐ Soakage (to be in accordance with guidelines for use of soakage)

☐ Other: state details _____

_____

☐ Nominated Installer _____

_____

Pursuant to the Privacy Act 1993 the following information is brought to your attention:

(a) This form collects personal information about you.
(b) The information is collected pursuant to section 30 and /or section 33 of the Building Act 1991.
(c) Pursuant to section 27 of the Building Act 1991 the information contained in this application will be made available to and passed on to the public on request.
(d) The information is being collected and held by Tauranga District Council, Private Bag, Tauranga.
(e) You do have the right of access to and correction of, this information subject to the provisions of the Privacy Act 1993.

The building owner may request the plans and specifications be marked confidential for purposes of copyright or security. Such a request must be in writing and addressed to:

Manager: Building
Tauranga District Council
Private Bag
TAURANGA

Checklist

To avoid delays in the processing of your application please ensure you have provided the following information

(please tick where information provided)

1. Two sets of specifications (ie. proposed materials to be used)

2. Two full site plans : Scale 1:100 showing:

- [x] Position of proposed and existing building(s) in relation to the boundaries of the full site, showing height of buildings.
- [ ] Details of services, ie. all existing and proposed water, sewer, stormwater (including tradewaste and contaminated stormwater), and vehicle crossing.
- [ ] Off-street parking, loading, access and turning areas.

3. Two sets of construction drawings : Scale 1:100 or 1:50 showing:

- [x] Elevations (site levels relative to floor levels).
- [x] Floor plans describing the function of each room showing all doors, windows and ventilation, plumbing layout, fire places and chimneys. For additions and alterations, the existing shall be shown separately and alongside the "proposed".
- [x] Foundation details.
- [ ] Cross-sections of proposed building showing all construction details.
- [ ] Structural details, showing engineering calculations and Engineer's signature on plans.
- [ ] Sub-floor and wall bracing calculations
- [ ] Diagram of all sanitary plumbing pipe work for all buildings greater than one floor. This diagram must show pipe sizes, materials and ventilation to be used.

4. Solid Fuel Heaters

- [ ] Completed application form together with manufacturers installation instructions.

5. Payment of Fees

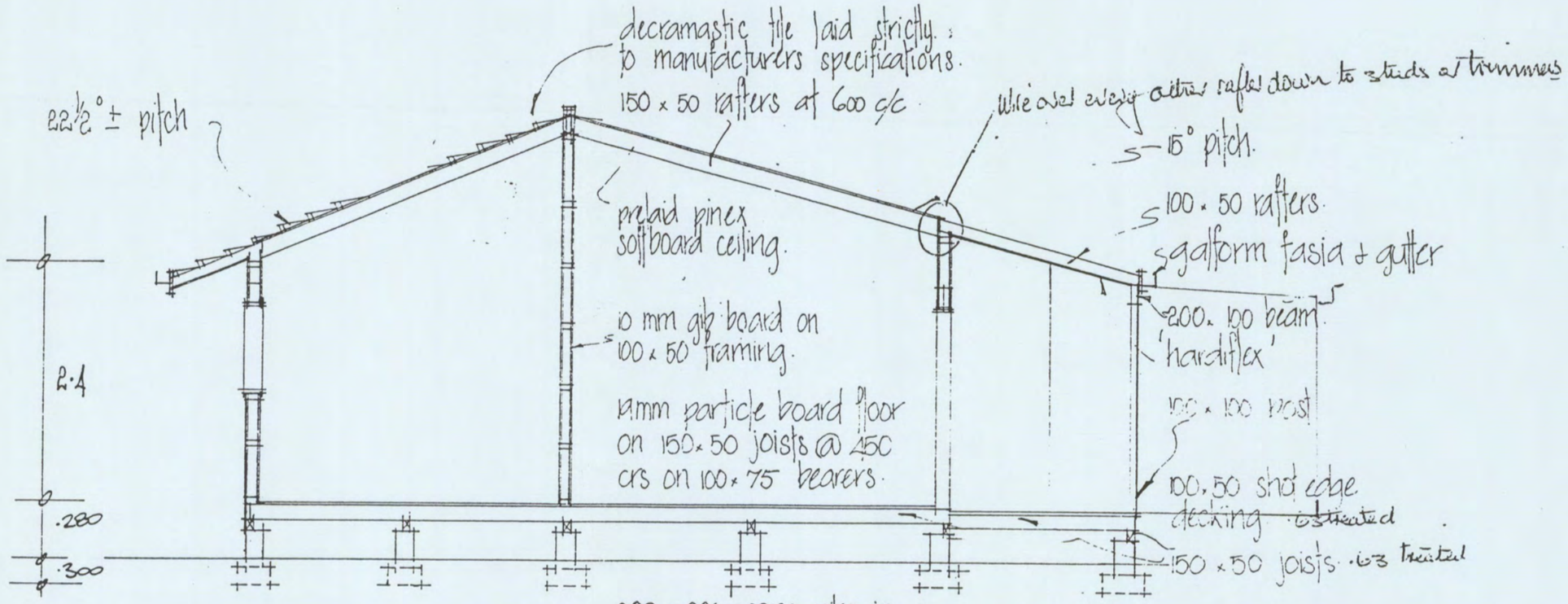
- [ ] *Payment of your building consent/project information memorandum fees should be made on completion* of processing. An invoice for such payment will be posted to the applicant.
- [ ] Lodgment Fee to be paid when plans are deposited with Council.

6. Building Certifiers

- [x] If you intend to use building certifier(s) other than the Tauranga District Council please ensure you accompany this application with all relevant details.

side elevation

TCC361165



section a-a.

SAME FOUNDATIONAL DETAILS TO APPLY TO EXTENSION TO BEDROOM 3 AND CONSERVATORY

ADDITIONS FOR RJ & J HYDE
389 NGATAI RD
TAURANGA. 12.8.99

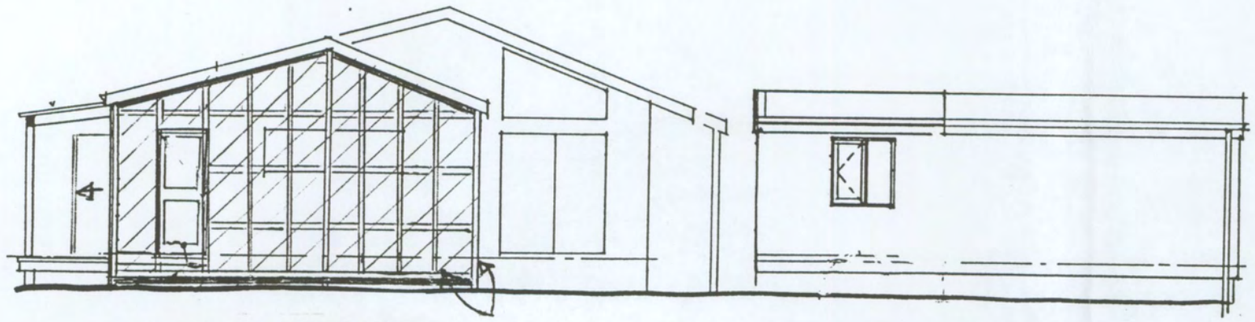
TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
TDC 868
Refer to accompanying documentation

UNIVERSAL DRAWING OFFICE
52 WHARF STREET,
TAURANGA, N.Z.
P.O. BOX 810 PH. 83-661

Design:
Drawn: Wendy.
Check:
Date: March 75
Scale: 1:100, 1:50

REF. No. 1460
sheet no. 1 of 1 sheets

NOTE: Contractor-supervisor to verify all dimensions before putting work in hand. Use figured dimensions in preference to scaled.

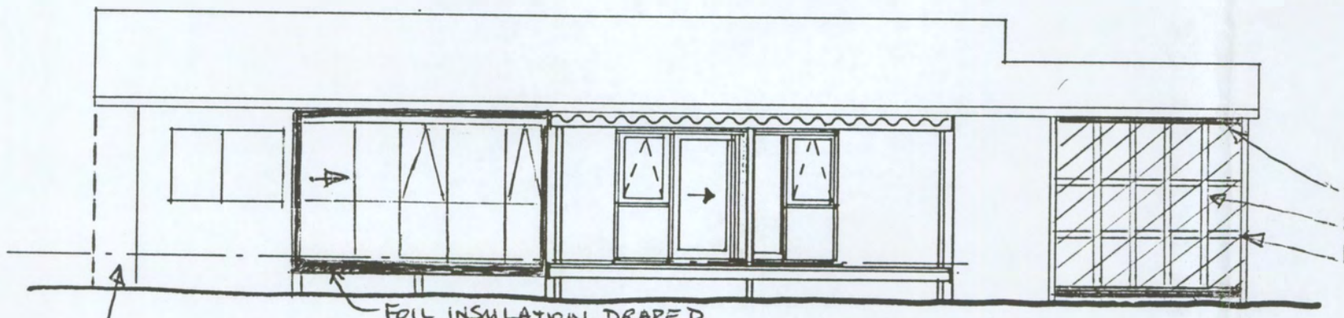


New Clearlite to North & West sides of carport and roof from carport to house

NORTH ELEVATION

SCALE 1:100

ADDITIONS FOR
RJ & J HYDE
389 NGATAI RD
TAURANGA
12.8.99

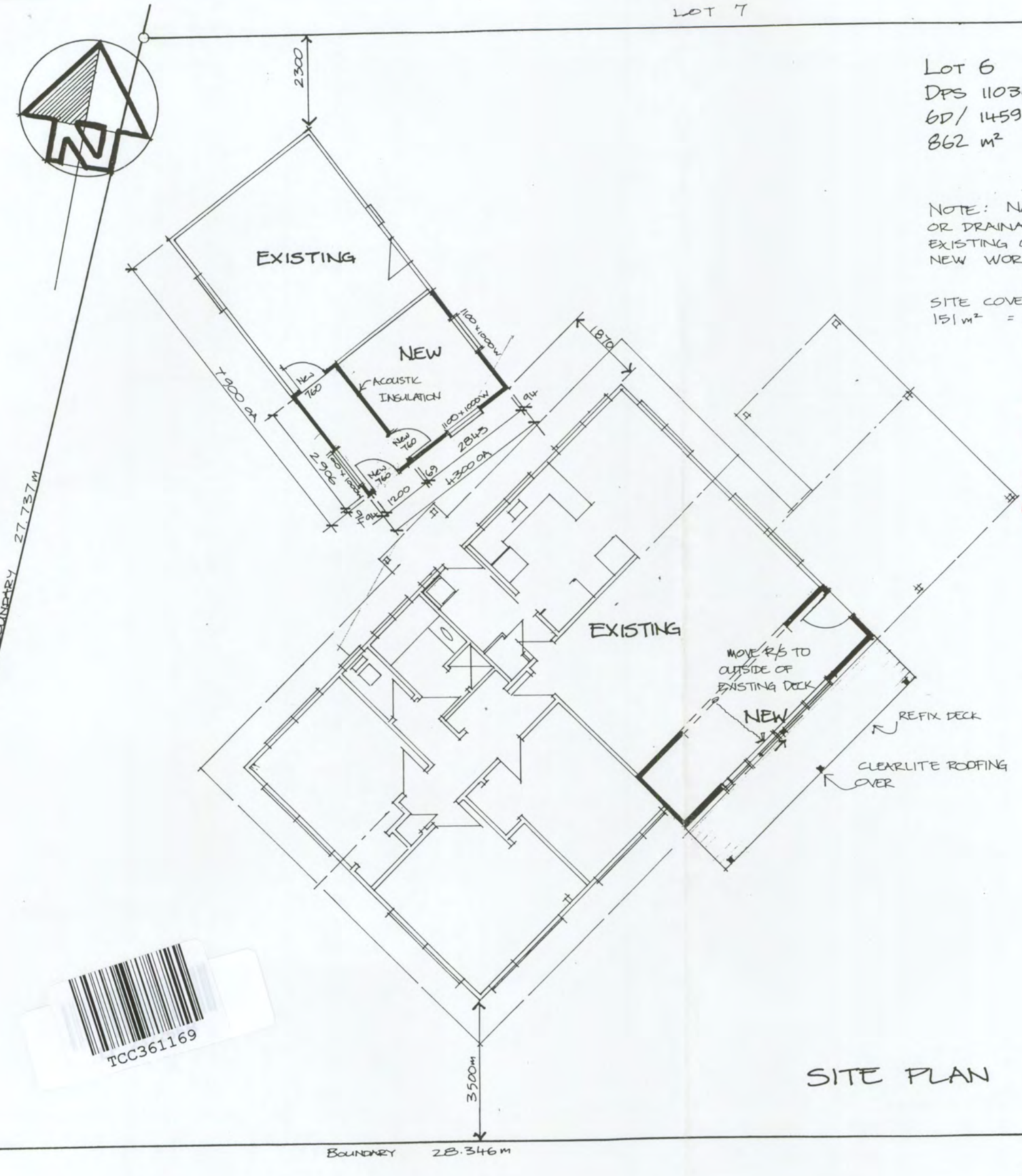


EAST ELEVATION

TCC361164

TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
TDC/868
Refer to accompanying documentation

LOT 7



SITE PLAN

LOT 6
DPS 11036
6D/ 1459
862 m²

NOTE: NO NEW STORMWATER OR DRAINAGE IS REQUIRED, AS EXISTING CAN ACCOMODATE THE NEW WORK.

SITE COVERAGE:
151 m² = 17.5%

LOT 4.

TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
99 / 1931
Refer to accompanying documentation

RECEIVED
10 AUG 1998

PAUL CHAPMAN
DRAUGHTSMAN
ph 025 999 143

SCALE 1:100

DATE: 8-8-98

ADDITIONS FOR:
MR & MRS R & J HYDE

AT: 389 NGATAI RD
OTUMOETAI.
TAURANGA.

1

TCC361169

CODE COMPLIANCE CERTIFICATE NO: 868

Section 56, Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

20 Park Street, P.O.Box 2230 Tauranga
Ph. 07 578-3427 Fax 07 578-5395

Building Certifier No.9, currently registered and approved as a building certifier for all clauses of the New Zealand building code, without limitation.

Consent Number 868

☑

PROJECT		PROJECT LOCATION
All	☑	Address 389 Ngatai Road, Otumoetai
Stage No. .... of an intended .... stages		
New or relocated building	☐	
Alteration	☑	Lot 6
Intended use(s) (in detail)		D.P. S 11036
Extend bedroom 3, add conservatory & cladding on walls of carport		
		Owner
		Robert & Janice Hyde 389 Ngatai Road Tauranga
Intended Life:		
Indefinite, but not less than 50 years	☑	
Specified as ... years	☐	
Demolition	☐	

This is:

☑ A final code compliance certificate issued in respect of all of the building work under the above building consent excluding N.Z. Building Code clauses G9 (Electricity) and G11 (Gas as an energy source)

☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

☐ This certificate is issued subject to the conditions specified in the attached .... page(s) headed 'Conditions of Code Compliance Certificate No. 868' (being this certificate).

Signed

Name: .....

Position: ..... Date: Thursday, 2 November 2000

Wayne Wellington
MANAGING DIRECTOR

P4690 - 389 - 1
889 7/11/2000

D

Conditions of Code Compliance Certificate No: 868

as at Thursday, 2 November 2000

Owner	Site Location
Robert & Janice Hyde 389 Ngatai Road Tauranga	389 Ngatai Road Otumoetai Lot 6 D.P. S 11036

Job Description		Consent	
WorkType	Dwelling - Add/Alter/Repair	**Number**	868
IntendedUse	Extend bedroom 3, add conservatory & cladding on walls of carport	**Date**	Wednesday, 25 August 1999
		Process Time	0. Hrs

Asesments Required

	Required	Done	Passed	Failed	To Be Done
Building	3	3	3	0	0
Plumbing/Drainage	0	0	0	0	0
Structural	0	0	0	0	0
Total	3	3	3	0	0

Extra Inspections: 0

Notes

Inspection Details

Date	Time	Inspector	InspectionType	Result	Note
03-Sep-99	02:15 PM	Brian Billing	Footing	Pass	Okay to pour.
22-Sep-99	10:30 AM	Brian Billing	Preline/Building	Pass	Bedroom extension okay to line. BR 4 brace to end wall.
02-Nov-00	09:15 AM	Brian Billing	Final/Building	Pass	Cladding on walls of carport not going ahead.

Tauranga City

- Map C -

Sherwood Catchment

Flood Hazard Map November 2015

Legend

- Catchment Area

Depths

- Above 1m
- 0.5 to 1.00
- 0.25 to 0.5
- 0.1 to 0.25

1:5,750 at A3 Size

0 0.125 0.25 Kilometers

Information shown on this plan is a result of 2D stormwater catchment modelling. The map is compiled based upon an assessment of the best available information at the time modelling was undertaken. Council will not be liable or responsible on any basis (including negligence) for any expense, loss, damage, cost or liability (including indirect or consequential loss) arising out of the provision of this information or its use.

2/11/2015

Document Path: Q:\ServiceDeskRequests\1-1000\695_Sherwood_StormwaterMXD's\Sherwood MapC Questions and Answers.mxd

Questions and Answers About Flood Hazard Mapping

Sherwood Catchment

The map on the reverse side of this sheet shows which parts of Sherwood Catchment are predicted to be affected by flooding in an extreme rainfall event.

Tauranga City Council is flood-mapping the whole city to better understand how flooding from extreme rainfall affects each area. The map updates flood hazard information that Council has previously held about this area. Using more accurate technology, the potential floodable area is shown to have changed since our records were last updated.

Why update flood hazard information?

Flood hazard maps show which areas of the city might be flooded in an extreme rainfall event, and to what extent.

It is part of normal Council business to know the effects of natural hazards that could impact our community. Flood hazard maps for Tauranga City have been evolving since the early 1990s. The information is used for building consents, subdivisions and infrastructure planning.

A lot has changed in recent years and we need our records to be as accurate as possible, so Council is in the process of updating flood hazard maps for the whole city. This will put Council in a better position to plan for stormwater management.

What is a 100 year rainfall event?

An extreme rainfall event is an unusual scenario, something that doesn't happen very often. It is a dump of rain that you could reasonably expect to experience at least once in your lifetime.

The flood hazard map is modelled for a 100 year rainfall event. The term '100 year event' can be confusing because such an event could actually occur more than once every 100 years. Technically, a 100 year event means there is a 1% chance that it might happen in any given year.

Tauranga City Council has chosen to model flood hazard maps for the 100 year event because it will allow us to consider building consent applications under the Building Act 2004 and subdivision consent applications under the Resource Management Act 1991.

How are the flood hazard maps prepared?

The area of land being studied is called a catchment. When rain hits the ground it all drains downhill to a particular stream or outlet. The stormwater catchment is the defined area of land that contains and collects all of that water.

To plot the potential flood hazard we build a computer model of the area that we wish to study. The flood hazard map predicts what happens to the water in the catchment under extreme rainfall conditions. We then use computer software to simulate different rainfall intensity on that catchment.

The basis of the flood hazard information is a system called LIDAR (Light Detection and Ranging) which measures the ground levels of the land using laser pulses. This generates an accurate contour map which we place into the stormwater computer model. LIDAR is very reputable technology used by most councils in New Zealand.

Our first job is to work out which criteria will be entered into the computer model. The sorts of things that need to be considered include:

- How hard is it raining?
- How long has it rained for?
- What is the contour of the ground?
- Where will rain water soak into the ground (e.g. grass)?
- Where will rain water flow over hard surfaces (e.g. roofs, concrete)?
- How long will it take for rain water to flow from one part of the catchment to another?
- What stormwater systems are already in place?

Technology today is able to take all of these variables into account. Once the criteria have been set we can run the flood hazard model. There is a huge amount of information to be computed so it takes longer than real time for the software to process each model. We run the model to calculate how, when and where the rainwater flows. The result tells us which parts of the catchment are likely to be covered by water, and to what depth.

When the model is complete it gets loaded into our GIS (Geographical Information System) mapping system for further analysis and processing. The information needs to be tidied up to the point where it can be presented as an accurate map. Once this is done the final map is peer reviewed. The flood hazard map is now valid and active.

Overland flow paths

As well as modelling for depth, we also model the speed and direction of flood water. This gives us important information about where flood waters flow during a heavy rain event. This 'overland flow path' information is not shown on the general flood hazard map but it is viewable on the Council's mapping website and is publicly available along with the rest of Council records.

What is Council doing about flooding?

Through the draft 2015/25 Long Term Plan the Council consulted on ways to manage the current and future flood risk. The proposal included the following:

- Providing comprehensive flood information and technical advice to aid on-site risk reduction.
- Undertaking infrastructure improvements to reduce the risk to the community's safety, where such a risk exists on private property.
- Incorporate risk-based considerations into any new planning policies and plans, including the implications of rare but very damaging floods.
- Ensuring flood emergency plans consider the appropriate responses for all magnitudes of flooding.
- Build up a fund to aid the community in post-flood response and recovery.

You can view more information on the proposed approach on Council's website – **www.tauranga.govt.nz**.

Does this flood hazard information go on my property file?

Yes, the updated information has been stored on the files relating your property and on our GIS mapping system. Flood hazard information for every property has always been publicly available on request. It is noted in Land Information Memorandum (LIM) reports and used when reviewing building and resource consents.

We are required by several acts of Parliament to hold this information and to make it publicly available. As custodians of this information we will always provide the most up to date information that we have available about your property.

Will this affect my insurance?

Council cannot advise you about any effect that this information might have on insurance. In this matter you may wish to contact your insurance company.

If you have any other questions... Please call Council on **577 7000** or visit our website **www.tauranga.govt.nz**

2 November 2015

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear Sir/Madam

Flood Hazard Information – Property Information Update

As at 2 November 2015, Tauranga City Council has updated the existing flood risk information for the Sherwood catchment area. The flood hazard information shows which properties are less likely or more likely to be affected during extreme rainfall events.

The updated information shows that your property located at 389 NGATAI ROAD, legal description LOT 6 DPS 11036, is in an area that is potentially at risk of flooding in an extreme rainfall event.

It is important to note straight away that this potential flood risk is for an extreme rainfall event only. (For a definition of 'extreme rainfall event', otherwise known as a 100 year event, please see the Q&A section on the reverse of Map C, attached.)

This flood hazard information updates the information about your property that was previously noted in our records. We have attached some maps that show how the updated information relates to your property.

> **Map A** – this shows how the updated information impacts your property. It shows that in an extreme rainfall event your property would be in the predicted flood hazard area.
>
> **Map B** - this shows the information that previously related to your property. As at 2 November 2015 this information is no longer current.
>
> **Map C** – this shows the updated flood risk area for the Sherwood catchment as a whole. The reverse side of Map C contains some questions and answers about flood hazard mapping.

All of the attached information has been placed on your property file and is now live in our electronic mapping and document systems. The flood hazard maps will be updated as and when any work is done on the stormwater systems in and around your catchment area.

You can view the electronic mapping systems and other information online at www.tauranga.govt.nz. Enter the keywords ‘flood hazard’ into the search box for instructions.

We have contacted you as the property owner. If you rent or lease your property we expect that you will notify your tenant or lessee about the contents of this letter and the attached information.

Contacting us about flood risk information

A public drop-in day has been arranged so that you can speak with us directly with any questions that you may have. Please drop in and see us.

Venue: Otumoetai Intermediate School Hall, 5 Charles Street
Date: 18 November 2015
Time: From 3.00pm to 6.00pm

For all enquiries about this flood hazard information please phone 07 577 7000 weekdays between 8am – 5.30pm to discuss.

Yours faithfully

Wally Potts
Team Leader: Drainage Services

HYDE, ANITA MARY

LOT 6 DPS 11036

Tauranga City

N

Flood Hazard Map

Update 2015

- Map A -

389 NGATAI ROAD

Legend

Depth

- Above 1m
- 0.5 to 1.00
- 0.25 to 0.5
- 0.1 to 0.25

1:400 at A4 Size

0 5 10 Meters

Information shown on this plan is a result of 2D stormwater catchment modelling. The map is compiled based upon an assessment of the best available information at the time modelling was undertaken. Council will not be liable or responsible on any basis (including negligence) for any expense, loss, damage, cost or liability (including indirect or consequential loss) arising out of the provision of this information or its use.

Cadastral Information sourced from LINZ. CROWN COPYRIGHT RESERVED

Aerial Photography flown in 2011 with some areas flown in 2012

Produced by Geographic Information Systems - Tauranga City Council © 2014

Path: Q:\ServiceDeskRequests\1-1000\695 Sherwood StormwaterMXD's\Sherwood MapA Data Driven Pages - Affected properties.mxd

HYDE, ANITA MARY

LOT 6 DPS 11036

Tauranga City

N

Flood Hazard Map

Update 2015

- Map B -

389 NGATAI ROAD

Legend

Pre 2015 Flood Risk

1:400 at A4 Size

0 5 10 Meters

Information shown on this plan is a result of 2D stormwater catchment modelling. The map is compiled based upon an assessment of the best available information at the time modelling was undertaken. Council will not be liable or responsible on any basis (including negligence) for any expense, loss, damage, cost or liability (including indirect or consequential loss) arising out of the provision of this information or its use.

Cadastral Information sourced from LINZ. CROWN COPYRIGHT RESERVED

Aerial Photography flown in 2011 with some areas flown in 2012

Path: Q:\ServiceDeskRequests\1-1000\695_Sherwood_StormwaterMXD's\Sherwood MapB Data Driven Pages - Affected properties.mxd

Produced by Geographic Information Systems - Tauranga City Council © 2014

1 June 2016

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear Sir/Madam

PROPOSED PLAN CHANGE TO THE OPERATIVE TAURANGA CITY PLAN

As the owner of the property at:

389 NGATAI ROAD

you have been identified as likely to have an interest in the changes to the Proposed Tauranga City Plan contained within Plan Change 14 Noise (Reverse Sensitivity, KiwiRail Reverse Sensitivity Plan Area).

Please find enclosed for your information a copy of the public notice of the above proposed Plan Change, which is appearing in the Bay of Plenty Times on 4 June 2016.

This Plan Change has been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

I have attached a Fact Sheet of the Proposed Plan Change for your information. If you want to view the proposed amendments to City Plan text please refer to the Council's website www.tauranga.govt.nz .

If you wish to make a submission on proposed Plan Change 14 (or any of the other Plan Changes currently that have been notified for submission) you may do so in writing no later than 5pm, 4 July 2016 Submissions are to be addressed to:

General Manager: Strategy
Tauranga City Council
Private Bag 12022
Tauranga 3143

The submission should be in the format of Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must be dated and signed by you and must include the following information:

(a) Your name, address, telephone and email address, if applicable.
(b) Details of the Plan Change Number and provisions to which the submission is being made.
(c) Whether you support or oppose the Plan Change provisions, in whole or in part.
(d) Reasons for your support or opposition.
(e) The decision you wish the Tauranga City Council to make.
(f) Whether you wish to be heard in support of your submission.

A copy of the submission form and other information relating to the Proposed Plan Changes can be found on Council's website www.tauranga.govt.nz

For further information regarding the details of the amendments introduced by the proposed Plan Changes please contact Karen Marjoribanks on (07) 577 7172. I can also be contacted for general queries relating to the plan change on (07) 577 7837.

Yours sincerely

Karen Walters
Administrator: City Planning and Growth

23 November 2017

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear Resident

Update on Ngatai Road Improvements

Council recently wrote to you about the proposed bi-directional cycle lane along Ngatai Road. We appreciate the time taken to provide feedback and give you every assurance that this will be considered as part of the overall consultation feedback. To date there is 89% either supporting the proposal or providing design suggestions with the remaining 11% disagreeing with the proposal.

There were a number of questions raised in relation to the proposal and we have decided to send you an update and help answer those questions. If you have remaining questions once you have read through this additional information, please feel free to send me an email or I am more than happy to come and see you and other neighbours to discuss the proposal in more detail.

My email address is karen.hay@tauranga.govt.nz or call me on 07 577 7000.

Kind regards

Karen Hay
Traffic and Safety Engineer
Growth & Infrastruture

15 August 2018

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear resident

NGATAI ROAD BIKE LANE PROPOSAL - UPDATE

Late last year we contacted you about the proposal by Tauranga City Council to help improve the safety of Ngatai Road for all users – people on bikes, in cars and walking.

Ngatai Road has been chosen as a key part of the plan to develop a wider, more comprehensive cycling network and is considered important, given the high number of schools in this area. A safer cycling network will be achieved by working with partners, stakeholders and local communities to create a future where everyone can feel comfortable riding a bike. It will start with building a network of safe cycle routes that create greater freedom and transport choices.

Following the consultation period, we used the feedback from local residents, community members and stakeholders to refine the plans for the physically separated two-way bike lane. We then worked with a group of students from the local schools and key stakeholders to further refine the design. Detailed designs are now being prepared. Construction is planned for January 2019 so that the new bike lane can be open and ready for use when the schools return from the summer holidays.

More information can be found on our webpage - www.tauranga.govt.nz/ngatai

If you have any questions at all please do not hesitate to contact me.

Kind regards

Karen Hay
Traffic and Safety Engineer, Transportation
Growth & Infrastructure

Objective ID: A8957202

Property File:.....

Job history for Code Compliance Certificate No: 98/1931
as at Monday, 28 November 2016

Owner	Site Location
Hyde R & J 389 Ngatai Rd Tauranga	389 Ngatai Rd Otumoetai Lot 6 D.P. S 11036

Job Description		Consent	
WorkType	Dwelling - Add/Alter	Number	98/1931
IntendedUse	Add to lounge, office, add deck, pergola to dwelling	Date	Tuesday, 25 August 1998
		Process Time	0. Hrs

Inspection Summary

	Required	Done	Passed	Failed	To Be Done
Building	3	5	5	0	0
Plumbing/Drainage	0	0	0	0	0
Structural	0	0	0	0	0
Total	3	5	5	0	0

Extra Inspections: 2

Notes

Inspection Details

Date	Inspector	InspectionType	Result	Note
27/08/98	Brian Billing	Footing	Pass	Okay to pour.
11/09/98	Brian Billing	Preline/Building	Pass	All okay to line for outbuildings.
11/09/98	Brian Billing	Footing	Pass	Footings for lounge extension okay.
21/09/98	Brian Billing	Preline/Building	Pass	Lounge
23/11/98	Brian Billing	Final Building	Pass	

Property File:.....

Job history for Code Compliance Certificate No: 868
as at Monday, 28 November 2016

Owner	Site Location
Robert & Janice Hyde 389 Ngatai Road Tauranga	389 Ngatai Road Otumoetai Lot 6 D.P. S 11036

Job Description		Consent	
WorkType	Dwelling - Add/Alter	Number	868
IntendedUse	Extend bedroom 3, add conservatory & cladding on walls of carport	Date	Wednesday, 25 August 1999
		Process Time	0. Hrs

Inspection Summary

	Required	Done	Passed	Failed	To Be Done
Building	3	3	3	0	0
Plumbing/Drainage	0	0	0	0	0
Structural	0	0	0	0	0
Total	3	3	3	0	0

Extra Inspections
0

Notes

Inspection Details

Date	Inspector	InspectionType	Result	Note
03/09/99	Brian Billing	Footing	Pass	Okay to pour.
22/09/99	Brian Billing	Preline/Building	Pass	Bedroom extension okay to line. BR 4 brace to end wall.
02/11/00	Brian Billing	Final Building	Pass	Cladding on walls of carport not going ahead.

19 August 2019

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear Sir / Madam

Tauranga Harbour Inundation – Property Information Update

Tauranga City Council has updated the hazard data it holds in respect of harbour inundation. The data has been utilised to identify areas of land surrounding the city's harbour margins that may be affected by inundation by the sea and includes consideration of a range of inundation levels and also different sea level rise scenarios.

The information used to identify potentially affected land is a result of a new study commissioned as part of Council's ongoing natural hazards program. It replaces existing data and provides a more robust understanding of inundation risks for the city's harbour margins.

The information shows that your property located at 389 NGATAI ROAD, legal description LOT 6 DPS 11036, is in an area that could be at risk from inundation by the sea over the next 110 years, based upon the range of different storm events and sea level rise scenarios considered under the study.

We have contacted you as the property owner. If you rent or lease your property, we expect that you notify your tenant or lessee about the contents of this letter.

Where to find more information

To assist your understanding of the information set out within the study and how it affects your property, background information on sea level rise, inundation and the maps that have been prepared to show these affected areas, is available on our website.

The maps showing these areas are available through an online viewer that allows you to see the impact that differing inundation levels and sea level rise and may have on your property over time. You will find this information and the viewer at tauranga.govt.nz/harbourinundation.

Enclosed with this letter are some questions and answers about harbour inundation that will provide some background and context to the information that is now available.

Contacting us about inundation risk information

If you wish to discuss further the outcomes of this study, please feel free to call us on 07 577 7000 or email naturalhazards@tauranga.govt.nz.

Alternatively, you can ask your questions in a private appointment with our team at one of the community sessions listed below. You will need to book a time to attend, please visit tauranga.govt.nz/harbourinundation to book. The community days will be held on the following dates at the following locations:

Date	Location
3 & 4 September 2019 3pm to 6pm	Otumoetai Golf Club
5, 18, 19 & 25 September 2019 3pm to 6pm	Mount Maunganui Surf Club
10 & 12 September 2019 3pm to 6pm	Waipuna Hall, Welcome Bay
11, 17 & 24 September 2019 3pm to 6pm	TCC Offices, Willow Street

Yours sincerely

Campbell Larking
Team Leader: Planning Projects

19 August 2019

ANITA MARY HYDE
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

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Yours sincerely

Campbell Larking
Team Leader: Planning Projects

FREQUENTLY ASKED QUESTIONS

Tauranga Harbour Inundation Hazard Maps

1. What are the Tauranga Harbour Inundation Hazard Maps?

The Tauranga harbour inundation hazard maps identify land surrounding the city's harbour margins that is potentially at risk of flooding by the sea, especially during storms. The maps have been prepared using data from a new coastal hazards study completed by external experts on behalf of Tauranga City Council, Western Bay of Plenty District Council and Bay of Plenty Regional Council.

The study has modelled inundation levels and their likelihood from a range of storm events and made allowance for predicted sea level rise scenarios for Tauranga out to the year 2130. The sea level rise scenarios are based on information provided by the Ministry for the Environment.

2. Why have these maps been produced?

The requirement for councils to manage natural hazard risks is set out under a number of different pieces of legislation including the Resource Management Act, Building Act, Local Government Act and Civil Defence Emergency Management Act.

The Resource Management Act (RMA) requires council to recognise and provide for a number of nationally important matters when carrying out its functions under this Act. One of these matters includes the management of significant risks from natural hazards, whilst also having particular regard to the effects of climate change. In addition, the New Zealand Coastal Policy Statement (a national policy statement under the RMA) directs councils to identify areas that may potentially be affected by coastal hazards over a timeframe of at least 100 years.

Given these requirements, councils are required to have a good understanding of the areas potentially at risk from natural hazards in order to support appropriate land-use planning and development decisions within their districts. Mapping of these hazards is considered the most accepted method to identify hazard-prone areas and provide the greatest level of certainty to the public.

3. Where can I go to view these maps?

A specific online viewer has been created to allow you to view these hazard maps. This online tool will allow you to view your property, or any other property, and see how it may be affected by inundation from the harbour now and in the future. The viewer is available on our website:

tauranga.govt.nz/harbourinundation

Council's website also includes links to the harbour inundation study, which has been used to prepare these maps, along with a series of other helpful reports and other websites where further information on this hazard can be found.

4. What factors are considered when producing the Harbour Inundation Hazard Maps?

Harbour inundation can be influenced by a combination of factors including waves, long term weather patterns, high tides and storm surge.

A storm surge occurs when sea levels rise as a result of falling air pressure and then combine with high winds to drive water on to land. When a storm surge coincides with a high tide it produces higher than normal sea levels known as a storm tide. Waves can then combine with a storm tide to contribute to the extent of inundation. In addition to these factors, an allowance for sea level rise out to the year 2130 has also been included.

The maps illustrate the location and depth of inundation and the likelihood of this occurring at different locations around the harbour when the factors listed above combine.

The inundation levels shown on the maps are based on a set of annual exceedance probability (AEP) likelihoods of 2%, 1% and 0.2%. These AEP's describe the probability of these inundation levels being reached or exceeded in any calendar year.

5. What factors have not been considered when producing the Harbour Inundation Hazard Maps?

There are factors that the coastal hazard study has not included when determining the extent of inundation levels. These factors include the following:

- All existing private protection structures which may have been installed around a property. In the majority of cases the design, quality and maintenance of such structures are unknown.
- Any changes to the landform following the completion of this study have not been taken into account when producing the inundation maps.

6. What is meant by climate change?

Climate change refers to the changes to the climate associated with the effects of global warming. Climate change is projected to have a significant impact on the land near the coast and harbour, mostly due to sea level rise and the intensification of extreme storm events.

Information about the global impact of climate change is provided in the Fifth Assessment Report of the United Nation's Intergovernmental Panel on Climate Change (IPCC). National and regional analysis of climate change impacts have also been carried out by the National Institute of Water and Atmospheric Research (NIWA).

7. What will future sea level rise mean?

Rising sea levels in the future will increase the risks resulting from coastal hazards as well as the frequency of damaging or disruptive coastal hazards. For example, a modest sea level rise of 0.3 m to 0.4 m (possibly reached by 2050–60) will turn what currently is a rare storm-tide flooding event (e.g. with a 1% chance of happening in any year), into an event that will occur on average once a year (source: Parliamentary Commissioner for the Environment, 2015; Stephens, 2015).

8. Why are different sea level rise scenarios considered?

The use of different sea level rise scenarios reflects different assumptions made by the international scientific community about the degree to which ocean warming (water expands when it warms) and the melting of land-based ice (glaciers, polar ice caps, and ice sheets) will affect the rate and magnitude of global sea level rise over time.

The sea level rise scenarios that have been selected for use in this study are based on the most up-to-date technical guidance from the Ministry for the Environment on sea level rise projections. This guidance is based on the scenarios that have been presented by the IPCC. The scenarios used by the IPCC are called Representative Concentration Pathways (RCPs). The primary purpose of the RCPs is to provide time dependent projections of atmospheric greenhouse gas (GHG) concentrations that correspond to how greenhouse gas emissions may be managed worldwide.

9. What sea level rise can we expect in Tauranga?

Historic sea level rise in New Zealand has averaged 1.7 ± 0.1 mm/year with the Bay of Plenty exhibiting a slightly higher rate of 2.1 ± 0.1 mm/year. Climate change is predicted to accelerate this rate of sea level rise into the future.

NIWA have developed a range of possible sea levels rise projections for the Tauranga region using the four sea level rise scenarios recommended by the Ministry for the Environment (2017) guideline, set out in the table below:

Table 1: SLR projections (in metres above Moturiki Datum) in 2070 and 2130 for the Bay of Plenty region.

Sea Level Rise Scenarios				
Year	NZ RCP2.6 *M* (median)	NZ RCP4.5 *M* (median)	NZ RCP8.5 *M* (median)	NZ RCP H+ (83rd percentile)
1986 - 2005	0.07	0.07	0.07	0.07
2070	0.39	0.43	0.52	0.68
2130	0.67	0.81	1.25	1.59

10. Will this information go onto property files?

The council has an obligation to make hazard information it holds available to the public under the Local Government Official Information and Meetings Act 1987. It will be made clear on any Land Information Memorandum (LIM) requested for a property within a hazard area that council holds information in respect of inundation for the property which has been derived from a harbour hazard study. This statement will direct any reader to the council website and inundation viewer.

11. Will this information affect my property value or insurance?

The council is required to make information, such as this harbour inundation hazard study, available upon request. We cannot advise you about any effect this information may have on property value or insurance. We recommend you seek professional advice from a property valuation or insurance expert about any concerns you may have regarding these matters.

12. What is the council doing in regard to planning for natural hazards?

The receipt of this information will allow the council to revisit its approach to addressing hazards, such as the potential impacts of harbour erosion, and harbour flooding and how these hazards will be exacerbated by possible sea level rise in the future. This will include consideration of regulatory provisions to manage future development (including intensification) within these hazard areas and how to best adapt to changes in hazard information in the future.

16 September 2020

THE OCCUPIER
389 NGATAI ROAD
TAURANGA 3110

Dear Occupier

Ngatai Road temporary road closure at Emily Place

As you may already be aware, Tauranga City Council and Fulton Hogan completed the cycleway along Ngatai Road in August. To compliment the new cycling facility, we planned to reseal the road corridor to improve the road surface and remove the remaining lane markings from the previous road layout.

Resealing is a weather-dependent activity and unfortunately the COVID-19 lockdown led to delays with completion of the project and in turn the resealing portion of the works. The reseal has now been moved to November 2020.

Inspection of the road ahead of the reseal has found that we need to carry out a pavement repair for an 80 metre section just south of the Emily Place / Ngatai Road intersection, rather than just resealing it.

To expedite the repair works, we need to close the road. It will take two to three days to repair the 80m section, depending on the weather and our contractors will work 7.00am to 7.00pm so that the road can be reopened as soon as possible. We're scheduling the work for the first week of the September school holidays to hopefully minimize disruption.

Road Closure Details:

Ngatai Road will be closed in both directions between Emily Place and Carlton Street Reserve from Monday 28 September.

- Detours will be via Western Road and Sherwood Road and the cycleway and footpaths will remain open. Please see the attached map for further details.
- Several bus stops will not be operational during this closure, and buses will also be detoured in both directions. Please see Baybus.co.nz for bus route and timetable changes.

We appreciate your cooperation with the works to date and thank you in advance for your patience during the upcoming works along Ngatai Road.

If you have any further questions, please feel free to contact us on 07 577 7000 or via email at calum.mclean@tauranga.govt.nz.

Kind regards

Georgina Sandilands
Infrastructure Project Manager
Project Management Office

Ngatai Road temporary road closure

2-3 days during the week of 28 September 2020

10 November 2020

Anita Mary Hyde
389 NGATAI ROAD
BELLEVUE
TAURANGA 3110

Dear Sir/Madam

Proposed Plan Changes to the operative Tauranga City Plan

Tauranga City Council is currently progressing the following plan changes to the operative Tauranga City Plan (City Plan):

- **Proposed Plan Change 26 (Housing choice)**
  This plan change proposes changes to the City Plan to make it easier for people to build a variety of more compact types of homes, like duplexes, terraced houses, townhouses and apartments, to better suit their needs.
- **Proposed Plan Change 27 (Flooding from intense rainfall events)**
  This plan change introduces a new rule framework to manage the effects of flooding in intense rainfall events on people, properties and infrastructure.
- **Proposed Plan Change 30 (Earthworks)**
  This plan change proposes to clarify wording of existing provisions to ensure that earthworks are undertaken in a safe manner, avoiding negative effects on the environment.

As the owner of the property at 389 NGATAI ROAD, you have been identified as likely to have an interest in the changes proposed for the following reasons.

Through proposed Plan Change 27, mapping has been updated and will supersede existing flood hazard mapping that Tauranga City Council holds. Your property has been identified through the flooding from intense rainfall plan change as being in a potentially floodable area (such as overland flowpaths, floodplains or flood prone areas) and may be subject to additional rules for any future works on the site. Proposed Plan Change 27 will have legal effect from Monday 16 November 2020. This means that all applications, where required, should have regard to the proposed objectives, policies and rules from the date of public notification.

In addition, we’re proposing city-wide changes through Plan Change 30 (Earthworks) to improve existing rules for the control of earthworks at all stages of development (subdivision and post-subdivision), and sediment and erosion control.

Where to find more information

To help you understand the proposed plan changes and how they affect your property, the following information is available at www.tauranga.govt.nz/planchanges, at council's customer service centre and your local library:

- public notice as published in the Weekend Sun on Friday 30 October 2020 and Bay of Plenty Times Saturday 31 October 2020;
- annotated text showing the proposed changes to the City Plan and section 32 evaluation reports explaining the reasons for the proposed changes;
- online map viewer showing the location and extent of the plan change areas, including the City Plan zoning and flooding on your property;
- submission form to make a submission.

If you rent or lease your property, please ensure you notify your tenant or lessee about the contents of this letter.

These proposed plan changes have been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

Community open days

If you wish to discuss the proposed plan changes, please join us at one of the community open days listed below.

If you have specific questions about how your property is affected by proposed plan change 27 (Flooding from intense rainfall), we recommend booking a private appointment with our team at one of the community sessions listed below. Book online at www.tauranga.govt.nz/planchanges or call (07) 577 7000.

Date	Time	Location
Monday, 23 November	3pm to 6pm	Greerton Library, 139 Greerton Road
Tuesday, 24 November	3pm to 6pm	Arataki Community Centre, Zambuk Way
Wednesday, 25 November	3pm to 6pm	Otumoetai Golf Course, 25 Bureta Road
Thursday, 26 November	3pm to 6pm	Council offices, 91 Willow Street
Friday, 27 November	3pm to 6pm	Bethlehem Hall, 239A State Highway 2
Saturday, 28 November	9am to 12.00pm	Tauriko Hall, 776 State Highway 29
Monday, 30 November	3pm to 6pm	Papamoa Community Centre, 15 Gravatt Road
Tuesday, 1 December	3pm to 6pm	Mount Rugby Club, 49 Miro Street
Thursday, 3 December	3pm to 6pm	St Stephens Church, 15 Brookfield Terrace
Friday, 4 December	3pm to 6pm	Welcome Bay Community Centre, 242 Welcome Bay Road

Making a submission

Submissions on proposed plan change 26, 27 or 30 must be lodged in writing and either submitted online at www.tauranga.govt.nz/planchanges, emailed to city.plan@tauranga.govt.nz or posted to:

Manager: City and Infrastructure Planning
Tauranga City Council
Freepost Authority Number 370
Private Bag 12022
Tauranga 3143

Submissions are open until 5pm, Friday, 18 December 2020

The submission should be in the format of Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must be dated and signed by you and include the following information:

(a) Your name, address, telephone and email address.
(b) The plan change number and details of the provisions to which the submission is being made.
(c) Whether you support or oppose the plan change provisions, in whole or in part.
(d) Reasons for your support or opposition.
(e) The decision you wish Tauranga City Council to make.
(f) Whether you wish to be heard in support of your submission.
(g) Whether or not you could gain advantage in trade competition through your submission.

For further information regarding the details of the amendments introduced by the proposed plan changes contact us on (07) 577 7000 or email city.plan@tauranga.govt.nz.

Yours sincerely

Janine Speedy
Team Leader: City Planning