- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned
Grey = Out of Service/Closed
Stormwater
Water Supply
Waste Water

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

MILES Print Map

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.

DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

0 15 30 60
m

Date: 3/2/2021

1:1,000

BUILDING CONSENT

62283A

PROPERTY ID 013251

62283A

013251

New Plymouth District Council Printed:27May04 Page 1

COVER SHEET

Application No: 62283 Date Received: 27/05/04
Related: PIM Application No: 62282 Area: A MODICA

Name: CAMPION, Elaine Margaret
Address: 98A MANGOREI ROAD
NEW PLYMOUTH 4601

Lot: 1
DP: 9603
Property ID:044961

Assessment:

Action No	Action	Estab	Date Returned
1	Receive Information	BUILDING	
10	Building Act Compliance	BUILDING	

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

fire - no green

[illegible] applications are required as part of this project

	More Info Required	Applicant Phoned	Application Correct
Trade Waste			
Environmental Health			
Development Engineer			JBL.

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

[illegible]

Approved JBL 27-5-04

Not Approved

Installation Certificate

This Installation certificate Number 4419 *is issued by*

Installer: Rodney Young *No:* 1603 *Phone No:* 067585619

being a registered installer with the New Zealand Home Heating Association Inc.

For the Installation of a

Brand: Jayline *Model:* Classic *Serial No:*

Dealer: Scotts 4 Seasons *Phone No:* 067585619

Customer: Mr & Mrs G Campion

Address: 98A Mangorei Rd

New Plymouth

The above heating unit has been installed as per the manufacturer's specifications and in accordance with New Zealand Standards.

Signed by: _____ *this* 3 *day of* June *Year* 2004

NEW PLYMOUTH DISTRICT COUNCIL

PRODUCER STATEMENT

Solid Fuel Heater Installation
(Certified Installer NZHHA)

For office use:
BC No: _____ Prop ID: _____ DATE RECEIVED: _____

ISSUED BY: .....

SCOTT SHEETMETAL & HEATING LTD.
460 DEVON ST. EAST
P.O. BOX 3255
NEW PLYMOUTH
PHONE (06) 758 5619
FAX (06) 757 8882

TO: ....M/s M/s G. Campion..... (Contractor)

(Owner)

IN RESPECT OF INSTALLATION OF SOLID FUEL HEATER

AT: ....98A Mangorei Road..... (Property Address)

LEGAL DESCRIPTION: ....Lot 1..... DP 9603 (Lot, DP, SO, etc)

INSTALLER:
Tradesperson: ...Rodney Young..... Firm: SCOTT SHEETMETAL & HEATING LTD.
460 DEVON ST. EAST
P.O. BOX 3255
NEW PLYMOUTH
Mailing Address: .....
Telephone: ..... PHONE (06) 758-5619
Fax: FAX (06) 757 8882

HEATER:
Maker: ....Jayline..... Model: ....Classic.....

Freestanding [x] Inbuilt [ ] New [ ] Preowned [ ]

Wet Back Connection - New [ ] Existing [ ]

CHIMNEY/FLUE: Brick [ ] Precast Concrete [ ] Poured Concrete [ ] Metal [x]

HEARTH: New [ ] Existing [x] Secured as per NZBC B1 [ ]

WATER TEMPERING VALVE: Existing [ ] Installed [ ]

SEISMIC RESTRAINT: Existing [ ] Fitted [ ] Roof Structure Altered [ ]

PRODUCER STATEMENT:

I certify that the above stated solid fuel heater to be installed by me or under my supervision, and its installation is in accordance with requirements laid down within the Building Act 1991.

SIGNATURE OF CERTIFIED INSTALLER

Full Name: Rodney Young

Certified Installation NZHHA No: 1603

Position: Installer DATE: 6.3.6.03

Wetback Installation by: .....

Plumbers Reg. No: .....

SCOTT
SHEETMETAL & HEATING LTD

SCOTTS 4 SEASONS
HOME AND LEISURE

P.O. BOX 3255 460 DEVON ST EAST NEW PLYMOUTH PH (06) 758 5619 FAX (06) 757 8882

SMOKE DETECTOR PRODUCER STATEMENT

Name: Mr & Mrs G Campion

Address: 98A Margaret Rd, New Plymouth

Lot # 1 DP # 9603

Smoke Detectors Fitted: Yes ☑ No ☐

Number Fitted: 1 Number Required: ☐

Location: 1 x Hallway

Distance from Bedrooms 1 Within 3 mtrs of bedrooms.
2
3
4

Signed: [signature] Date: 3 June 2004

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. Upon completion of the work please complete this form and return it to the New Plymouth District Council.

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

The Code of Compliance Certificate is an important part of the building process as well as being required by law it helps determine that not only has the work been completed but it also complies with the requirements of the Building Act.

Depending on the extent of the work covered under the Building Consent it may be necessary to make arrangements to obtain access to the site or building.

Under Building Consent No: 62283

Owner Details

Name Mr + Mrs G. Campion

Phone No's 06 7581243 Work _____ Home _____ Mobile _____

Mailing Address C/- Scotts

Final inspection required: (Day/Date) _____ AM / PM

(You will be contacted on the day of your inspection to confirm)

Project Location

Street Address 98A Mangorei Rd

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

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

You are requested to issue:

- [x] A Final
- [ ] An Interim

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

The attached particulars include:

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

FORMAL DECLARATION – (Please read carefully prior to signing)

This request for CCC is made by me as owner of the property.

Signature: _____ ***Date:*** _____

or I am the applicant and have been authorised by the owner to make this request for CCC

Signature: _____ ***Date:*** 04/06.

Building Consent No:62283

Section 35, Building Act 1991

Issued:28May04

OWNER : MRS Elaine Margaret CAMPION
C/-SCOTTS 4 SEASONS
P O BOX 3255
NEW PLYMOUTH 4615

Phone: 758 1243 (Pvt.)

Application received: 27May04

PROJECT LOCATION

Street Address: 98A MANGOREI ROAD, NEW PLYMOUTH 4601
Property ID: 044961
Assessment No:
Legal: LOT 1 DP 9603

PROJECT

The project is for Alterations
Intended Use(s): domestic heating
Intended life: Specified as 5 years
Value of Work: $2,200.00

COUNCIL CHARGES

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

Receipt number: 2295569 Date: 27May04 Amount: $45.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

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

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

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

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

4: LAPSE & CANCELLATION OF CONSENTS

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

The Section reads:

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

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

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

Authorised Officer .....

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

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

APPLICATION FOR PROJECT INFORMATION MEMORANDUM (PIM) AND/OR BUILDING CONSENT UNDER THE PROVISIONS OF THE BUILDING ACT 1991

Please **complete all sections of this form** including the checklist attached. Incomplete applications cannot be accepted.

OFFICE USE ONLY
Owner ID: 80445 Scale code: DFPI Property ID: 044961
Planning or EH requirements? Y / N Relevant planning and/or EH forms provided? Y / N / n/a
Application No: 62282 / 62283 Checked for completeness, signed MB

APPLICATION DETAILS *Complete in all cases*	*EXPLANATION*
Has a Project Information Memorandum (PIM) been issued for this project? →	*A PIM is a document, that must be issued by council under the Building Act, containing details of any authorisations, requirements and conditions under Acts other than the Building Act, that could affect your building project – notably the Resource Management Act (New Plymouth District Plan).* *For larger houses and major additions – obtaining a PIM prior to a building consent is useful in establishing the feasibility and design of the project. Otherwise you can apply for the PIM with your building consent application.*
☑ No, please issue a PIM and building consent together ☐ No, please issue a PIM only at this stage ☐ Yes, PIM No. _____	
BUILDING WORK SITE DETAILS Owner's full name(s) Mr & Mrs G Campion MRS ELAINE MARGARET →	*"Owner" in the Building Act 1991 includes any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land. A copy of the agreement will be required if the work is on a site for which the titles have yet to be issued.*
Site address 98A Mangorei Road →	*Street number and street*
New Plymouth →	*Town*
Lot 1 DP 9603 →	*Lot, DP, section and district details are on the property's Certificate of Title and on the rates account. Ask council staff if you are unsure what to write.*
Section _____ District _____ →	
Phone (06) 758 1243 Fax (06) 758 5023 →	*Provide mobile phone if available*
Owner's postal address c/o →	*If different to site address*
CONTACT DETAILS If the applicant is *NOT* the owner, please provide the applicant's details: SCOTTS 4 SEASONS	(C) 26 MAY 2004
Full name(s) 460 DEVON ST. EAST P.O. BOX 3255	via mail
Company name NEW PLYMOUTH PH. (06) 758 5619	
Phone ( ) Fax ( ) →	*Include std code if not New Plymouth numbers*
MAIL ADDRESS FOR ALL CORRESPONDENCE Name and address for all correspondence relating to this application? SCOTTS 4 SEASONS →	*Complete this only if the applicant is not the owner*
460 DEVON ST. EAST P.O. BOX 3255 NEW PLYMOUTH PH. (06) 758 5619	
Phone ( ) Fax ( )	
Email →	*Complete this only if email is available for correspondence*

PROJECT DETAILS *Complete in all cases*

Description of building work:

Woodfire Installation →

Intended use of the building:

Heating →

Category of work:

- [x] Domestic
- [ ] Commercial
- [ ] Industrial
- [ ] Community
- [ ] Farm

Type of work: →

- [ ] New Building
- [ ] Addition
- [ ] Demolition
- [ ] Removal
- [ ] Plumbing & Drainage only
- [x] Alteration
- [ ] Relocation
- [ ] Change of Use

Intended life of building:

- [ ] 50 years or more
- [x] Less than 50 years - specify intended life: 5 yrs

Estimated total cost of project (including GST):

$ 2200.00 →

Total cost of plumbing and drainage (including GST):

excluding fixtures $ — →

Area of new building work: — m^2 →

Estimated start date: — →

Estimated completion date: — →

Staged projects

Does this building consent relate to one stage of a larger project?

Y / (N)

If yes, this is stage _____ of an intended _____ stages.

EXPLANATION

e.g. garage, deck, 3 bedroom dwelling and attached garage, shop, plumbing & drainage, sewerage connection, 4 story office building, deck, multi-unit dwelling and attached garages. A concise description of the nature and scope of the project is required.

e.g. residential accommodation, homestay, bed & breakfast, heating (for installation of solid fuel fireplace), vehicle and residential storage (for sheds and garages), commercial accommodation, hairdressing, factory, coffee bar

Demolition - only if the building is to be destroyed. Provide details of other sites and buildings that may be affected by the demolition, if any.
Removal – when the building will be taken from the current site and not be destroyed.
Relocation – to place an existing building on the new site.
***If a building is to be relocated**, you will need two separate building consents; one for "Removal" from the current site and one for "Relocation" onto the new site. Please clearly indicate whether this particular application relates to the removal or resiting of the building.*

Under the Building Act 1991, all buildings shall have a minimum life of 50 years unless specified. A lesser intended life may apply to a "temporary" project. If any building work is intended to have a use of less than 50 years, a building consent shall be issued only on condition that the building shall be altered, removed, or demolished on or before the end of the specified intended life.

Cover the value of all materials and labour included in the building consent.
Customers may be tempted to understate this value (building consent fees relate to the cost of the project). However, it is advisable that a true and accurate figure is provided here because this is taken into account in the government valuation of your property.

Fixtures are generally the parts you can see. The figure required here excludes fixtures, so includes the pipes and parts behind the wall that cannot be seen, as well as the labour to install plumbing and drainage.

Floor area of new building and additions (excluding alterations) to nearest square metre. Include decks over 1 m high and accessory buildings such as garages, garden sheds, sleepouts etc.)

Building may not begin until the building consent has been issued. Under the Building Act, construction must start within 6 months of date of issue of the building consent, and reasonable progress must be made within 12 months. Arrangements need to be made with council for longer time periods. You may need to stage your project in order to meet timeframes.

PLANNING
Complete this section if you can.

Resource consents
While the proposed building work in a building consent may comply with the Building Act, work must also comply with the provisions of the District and Regional Plans and other legislation. The New Plymouth District Council checks the information provided for compliance with the legislation that it administers.

If a development does not meet the permitted standards of the New Plymouth District Plan a resource consent will be required and any building consent cannot be acted upon until the resource consent is granted.

Depending on the issues involved, processing a resource consent takes between two to four weeks for a non-notified application and about 13 weeks for a notified application. Early identification of the need for a resource consent can reduce delays to your building program. If you have identified resource consent issues associated with this project, please provide details below.

Matters requiring resource consent: _____

_____

If a resource consent has been applied for or granted, please advise:

Date lodged:_____ Date consent issued:_____ Resource consent number:_____

COMPLIANCE SCHEDULE ITEMS

Is the proposed building work for a single residence building? **Y / N** ⟶

If yes, you do not need to worry about a compliance schedule.
If no, you will need to complete an additional form detailing the building's safety features and inspection, maintenance and reporting procedures needed to keep them in good working order. This form is available from council and must be submitted with this application.

Compliance Schedules are needed for all buildings except single residential buildings. Ask council staff if you are unsure whether your building is single residential.

FORMAL DECLARATION

Complete in all cases

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

Signature: _____ ***Date:*** _____

OR:

I am the applicant and have been <u>authorised by the owner</u> to make this application for <u>new</u> building works

Signature: P O Lidwell ***Date:*** 13.5.04

*Please remember that under the Building Act 1991 **the owner of a property is ultimately responsible** for the contractor and sub-contractors and must ensure that the requirements of the Building Act are followed.*

The explanations provided on this application form are offered on a no-liability basis; to clarify terminology used, assist customers with completing the form, and compiling consent documentation.

NEED HELP?
PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:
CUSTOMER SUPPORT BUILDING CONTROL OFFICER
PHONE (06) 759 6060

K.30 5/5 Wed

☐ HOME OWNER: Campion

NAME (INSTALLATION): .....

☐ ADDRESS (INSTALLATION): .....

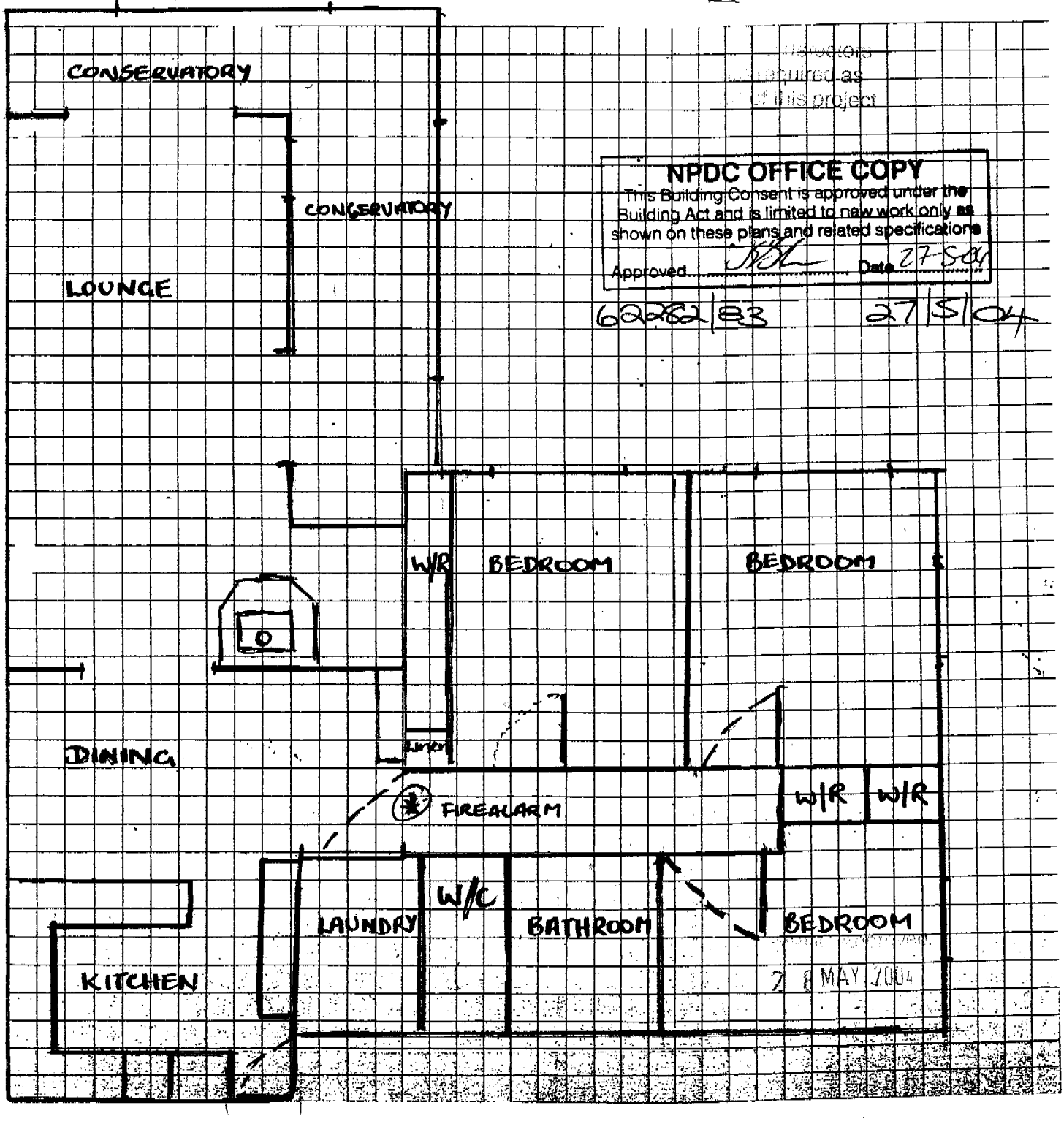
MAKE: Jayline MODEL: Classic F/S ☑ I/B ☐

HEARTH: NEW ☐ EXISTING ☐

WETBACK: NEW ☐ EXISTING ☐

CHIMNEY: BRICK ☐ PRECAST ☐ POURED ☐ S/S ☐

SMOKE DETECTORS: (MARKED ⊗) Lot 1 & DP 9603.



Directors required as of this project

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved ..... Date 27 Sep

62262|83 27|5|04

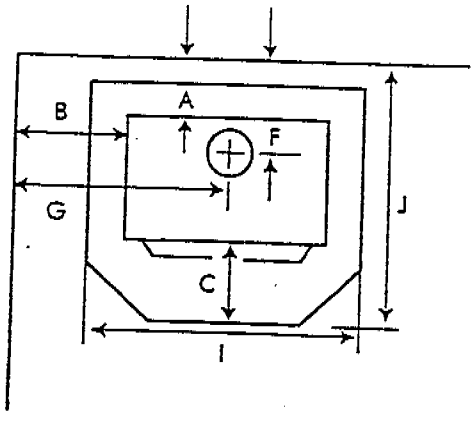
28 MAY 2004

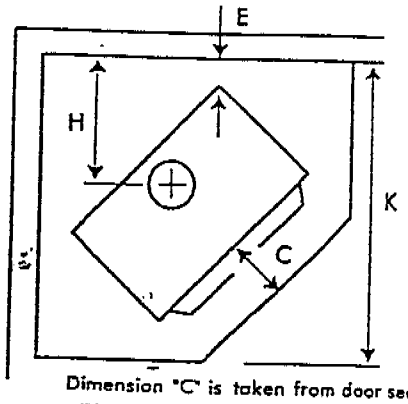
JAYLINE Effective Feb 2002

CLASSIC 2002

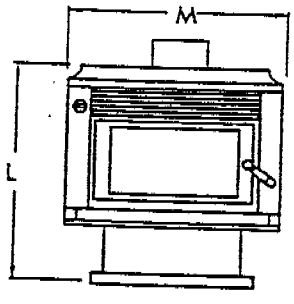
FREE STANDING SPECIFICATIONS

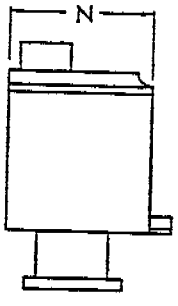
MODEL: CLASSIC FS09
(ASH HEARTH)

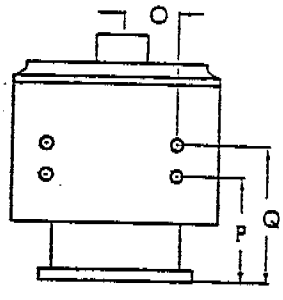




Dimension "C" is taken from door seal lip (Fire Box.)to the front of the hearth.
All Dimensions in Millimetres







Classic Specifications

	A	B	C	E	F	G	H	I	J	K
New Zealand with S/S Flue Screen 1200	100	274	300	25	240	600	355	800	840	1000

	L	M	N	O	P	Q
Measurements	685	645	440	150	280	455

NZHHA tested Maximum Output (KW)	Industry Rated Peak Output (KW)	Water Heating Option	Estimated Burn Time on low (HRS)	Ash Hearth
13.5	17	✓	8-10	✓

TESTED AND APPROVED TO THE FOLLOWING STANDARDS
NZS 7421 / AS/NZS 2918

RETAIL LINKS LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

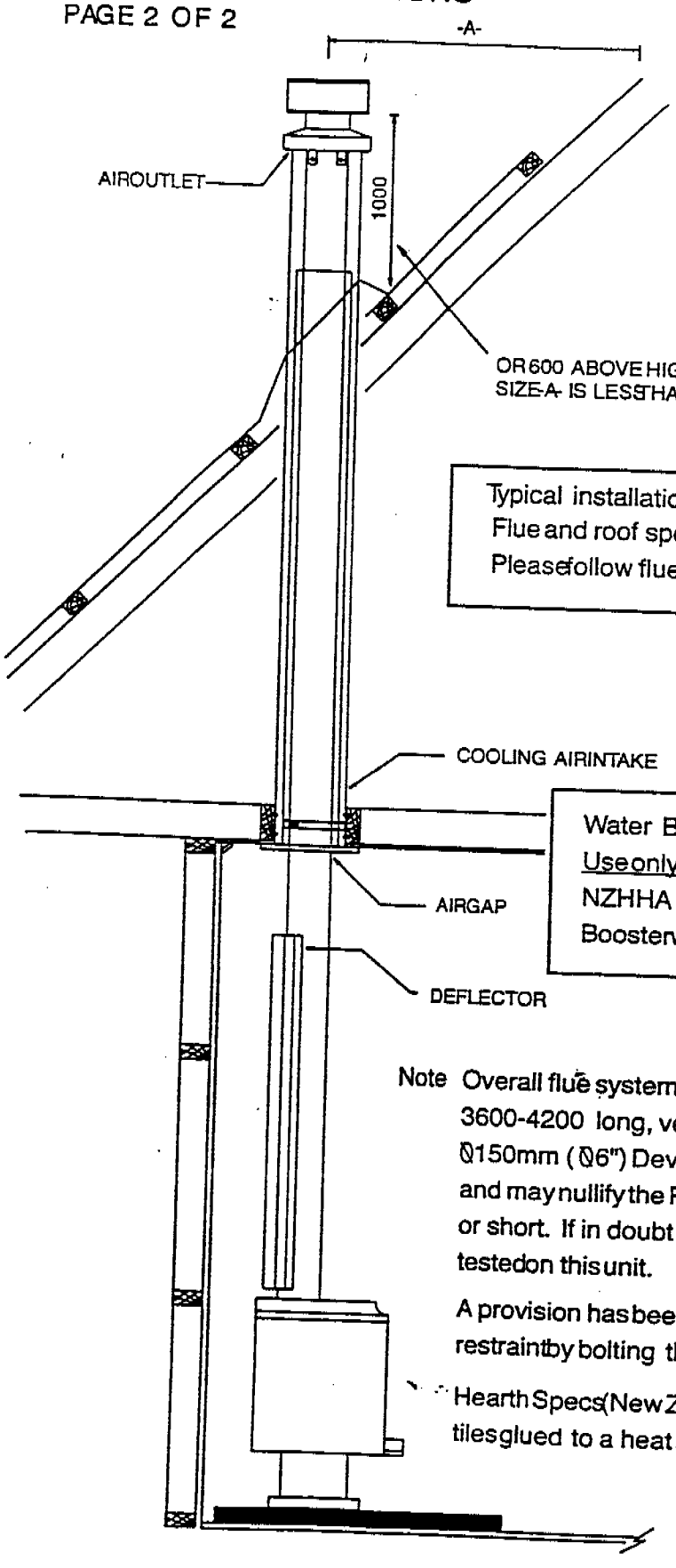
JAYLINE

Effective Feb 2002

CLASSIC

INSERT SPECIFICATIONS

MODEL: CLASSIC
(ASH HEARTH)



Typical installation shown complies with AS/NZS 2918
Flue and roof specifications are recommendations only.
Please follow flue kit manufacturers installation instructions.

Water Booster
Use only a Reliance Group Water Booster 2.0 Kw (tested to NZHHA Max output) part#123699. Any other Water Booster will nullify the Reliance Group Warranty

Note Overall flue system length for optimum performance should be between 3600-4200 long, vertical and have no bends. Flue pipes should be Ø150mm (Ø6") Deviation from this may alter the heaters performance and may nullify the Reliance Group warranty if the flue is excessively long or short. If in doubt contact your Jaylines supplier Stainless steel deflector tested on this unit.

A provision has been made at the rear of the pedistal for siesmic restraint by bolting through the two holes provided

Hearth Specs (New Zealand) minimum Ash Hearth only e.g. Ceramic tiles glued to a heat sensitive floor

2 8 MAY

RETAIL LINKS LTD RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE.

28
ML

BUILDING CONSENT

76247A

PROPERTY ID 013251

76247A

013251

New Plymouth District Council LIVE Printed:30Sep05 Page 1
COVER SHEET

Application No: 76247 Date Received: 30/09/05
Related: PIM Application No: 76246 Area: C

Name: CAMPION, Elaine Margaret
Address: 98A MANGOREI ROAD
NEW PLYMOUTH 4601

Lot: 1
DP: 9603
Assessment: Property ID:044961

Action No	Action	Estab	Date Returned		
1	Building	BUILDING			20/10/05

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

New Garage.

PIM:

More Info Required	Applicant Phoned	Application Correct
		25 mail 20/10/05

Drainage Plans Enclosed Yes/No

01 211005

Plans Taken Yes/No

Approved BA 20/10/05

Not Approved

Application No: 76247 Date Received: 30/09/05
Related: PIM Application No: 76246 Area: C

Name: CAMPION, Elaine Margaret
Address: 98A MANGOREI ROAD
NEW PLYMOUTH 4601

Lot: 1
DP: 9603
Property ID:044961

Assessment:

Action No	Action	Estab	Date Returned
1	Building	BUILDING	

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

New Garage.

DEVELOPMENT ENGINEER:	NOT FINISHED
	FINISHED
	DST

PLANNING:						
	Bulk/Location		Parking/Load		Resource Consent	Not Approved
	Landscaping		Trees/Heritage		Hazard	
	Section 35.1A		Other:			
	Comments (see inside cover)					

	Section 36 (BA)		Section 37 (BA)	Approved
	Landscaping		RC Condition	
	Trees/Heritage		Other:	
	Comments (see inside cover)			20.10.05

20/10/05

Project Information Memorandum

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

PIM Details	Info Enclosed - Data Inputted (Initial)
Wind zone - Low	Noole ✓
No Class / No RC	
Res A C26. 0.2046	
Res G ✓ W ✓	
II ✓ (40%)	
OK	RW
Driveway.	Noole
Schedule of Attachments	
1	
2	
3	
4	
5	

RECEIVED
28 SEP 2005

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

FORM
Application Cover Page
(Required with all other forms)

1. Property details

1a. Site Address
(Specify unit / level number, location of building within site / block number, building name and street name)
98a Mangorei Road
New Plymouth

1b. Current lawfully established use
Vehicle storage

1c. Legal Description
Lot 1 DP 9603

1d. Rapid Number

2. Property owner details

2a. Name
Graeme + Elaine Campion

2b. Contact person
(If owner is a corporation, partnership or trust)

2c. Postal address
98a Mangorei Road
New Plymouth

2d. Contact details
( ) Phone
Mobile
( ) Fax

2e. Email

3. Description of project

3a. Detailed description of the development/ project
New garage

3b. Will business activities take place when building is completed?
○ Yes ⊖ No

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060. Facsimile (06) 759 6072. Email enquiries@npdc.govt.nz. Website www.newplymouthnz.com

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NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

OM 184277

NEW BUILDING WORK

BUILDING INSPECTION CHECKLIST

Building Code Compliance

Read today		Property Details	98A Mangorei Road, NP	Consent Number	76247
Customer	Craig Versatile	Phone Number	274352824	Name of person on site	NO ONE ON SITE
Inspection Details	**FINAL INSPECTION FOR VERSATILE DOUBLE GARAGE AND ATTACHED CARPORT**				
Call Details	final (86668)			Deferred items completed from prior inspections	Not req
Comments / Photos					

ALL CONSTRUCTION IN ACCORDANCE WITH THE DESIGN.

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ADVICE OF COMPLETION FORM PROVIDED . THANKYOU.

FINAL OUTCOME:	**Approved for issue of CCC**	Next likely Inspection:	????
Inspection Date & Time: Monday, 20 February 2006 9:10 am Last Print Date & Time: Monday, 20 February 2006 9:10 AM		Inspection took:	20 Mins

Inspection Performed by: **Pat Steer**

Signature:

Sign

Clear

Save As

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NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

NEW BUILDING WORK

BUILDING INSPECTION CHECKLIST

Building Code Compliance

Read today	190106	Property Details	98A Mangorei Road New Plymouth	Consent Number	**76247**

Customer	Bruce	Phone Number	0273192786	Name of person on site	Bruce

Inspection Details	**Pre-pour**		
Call Details		Deferred items completed from prior inspections	Not req
Comments / Photos			

Dimensions as per plan.Positioning of garage as per amendment.DPM & steel as per plan.Bar chairs used.Front boxing to install. 20 MPA concrete @ 28 days.Floor height as per.Good to go.

FINAL OUTCOME:	Approve to place concrete	Next likely Inspection:	Final
Inspection Date & Time: Thursday, 19 January 2006 1:07 pm Last Print Date & Time: Thursday, 19 January 2006 1:08 PM		Inspection took:	25 Mins

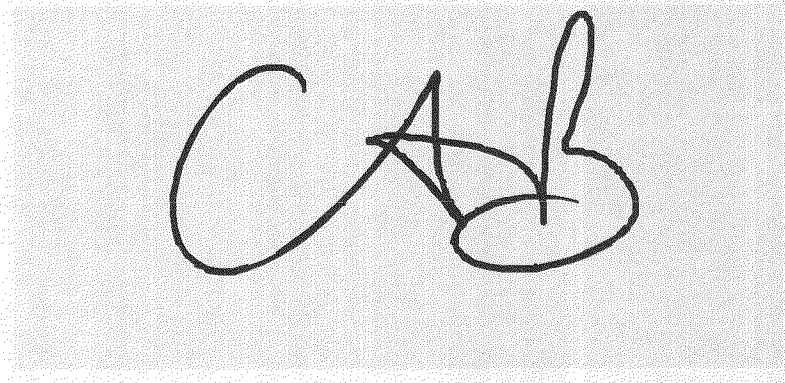
Inspection Performed by: **Chris Barrett**

Signature:

Sign

Clear

Save As



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Code Compliance Certificate: 21899
Section 95, Building Act 2004

Issued:27Feb06

The Building

Street Address of building: 98A MANGOREI ROAD, NEW PLYMOUTH 4601
Legal Description of land where building is located:
LOT 1 DP 9603
Current, lawfully established use: Garage
Year first constructed:

The Owner

Name of owner: MRS Elaine Margaret CAMPION
Contact Person: VERSATILE TARANAKI LTD
Mailing Address: C/-VERSATILE TARANAKI LTD
634 DEVON ROAD
NEW PLYMOUTH 4601

Street address/registered office: 98A MANGOREI ROAD
NEW PLYMOUTH 4601

Phone number: (Bus.)
758 1243 (Pvt.)
Facsimile number:
Email address:
Website:

First point of contact for communications with council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

Building Consent number: 76247
Issued by: New Plymouth District Council

Building Consent number: 76247

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) the building work complies with the building consent.

Council Charges

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

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

1: CODE COMPLIANCE CERTIFICATE

Signature

Coordinator Building Inspections

Position

On behalf of: New Plymouth District Council

Date: 27 Feb 2006

FINAL MAN 20/2/06

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

FORM Application for Code Compliance Certificate

1. The building consent

1a. Building consent no. 76247 - 98A MANGOREI RD, N P

1b. Issued by
- [x] New Plymouth District Council
- [ ] Other - please specify

2. Property owner details

2a. Owner details
- [x] Have not changed since the building consent was lodged — Proceed to section 3
- [ ] Have changed since the building consent was lodged — Complete 2b and 2c

2b. Name: ELAINE MARGARET CAMPION

Contact person (If owner is a corporation, partnership or trust): GRAEME CAMPION

Postal address: 98A MANGOREI RD
NEW PLYMOUTH

Contact numbers: Phone (06) 7581243 | Mobile ( ) | Fax ( )

Email: campions@infogen.net.nz

2c. Evidence of ownership attached (Only required if ownership has changed)
- [ ] Certificate of Title (copy)
- [ ] Sale and purchase agreement
- [ ] Lease agreement
- [x] Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

3a. I am the
- [x] Property owner — Proceed to 3b
- [ ] Lessee — Provide details below
- [ ] Agent — Authorised by owner / lessee. Provide details below

Name: ELAINE CAMPION

Postal address: 98A MANGOREI RD
NEW PLYMOUTH.

Contact numbers: Phone (09 7581243 | Mobile ( ) | Fax ( )

Email: campions@infogen.net.nz

3b. Preferred means for formal correspondence
- [x] Mail
- [ ] Email
- [ ] Fax

4. Attachments

The following documents are attached to this application:
- [ ] Certificates from the personnel who carried out the work
- [x] Certificates that relate to the energy work
- [ ] Evidence that specified systems are capable of performing to the performance standards set out in the building consent

5. Key personnel

Designer — Name / Registration no.

Contact details — Address

Phone / Email ( )

Please turn over

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5. Key personnel - continued

Builder	Name / Registration no.	VERSATILE TARANAKI	
	Contact details Address		
	Phone / Email	( )	
Drainlayer	Name / Registration no.		
	Contact details Address	N/A	
	Phone / Email	( )	
Plumber	Name / Registration no.		
	Contact details Address	N/A	
	Phone / Email	( )	
Gasfitter	Name / Registration no.		
	Contact details Address	N/A.	
	Phone / Email	( )	
Electrician	Name / Registration no.	STEVE SEATS E11243	
	Contact details Address	P.O. Box 8101 NP	
	Phone / Email	( )	
Other	Name / Registration no.		
	Contact details Address	N/A	
	Phone / Email	( )	

6. Application

6a. Date building work completed 14/06/06

6b. The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

6c. I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner

Signature / / Date

Name (print clearly)

OFFICE USE ONLY

Refund issued Awaiting final payment (invoice sent) Date forwarded for CCC review Forwarded by

CCC Review

Plans/documentation lodged for all built work All inspection passed All built work consented

All critical work inspected Supporting documents (ie procedure statements) lodged

Comments

Signed / /

© New Plymouth District Council 2005

LEGAL: 044961
BC: 76247

10 March 2006

Versatile Buildings
634 Devon Road
NEW PLYMOUTH

Dear Sir/Madam

BUILDING CONSENT REFUND – 98A MANGOREI ROAD, NEW PLYMOUTH

On *27 February 2006* a Code Compliance Certificate was issued on the property at *98A Mangorei Road, New Plymouth* for *a new garage* under Building Consent *76247*.

The Building Consent fees paid at the time of application were $455.00, however at the completion of this job the total of inspection/vetting time that has been charged has left this account in credit. This money is refundable and we therefore advise our cheque in the amount of $109.25 will be posted within 5 working days.

If you have any further queries regarding this please make contact with the Council.

Yours faithfully

AUTHORISED OFFICER

DM: AN187413

MiTek New Zealand Ltd.

Correspondence from: CHRISTCHURCH
20 Kotzikas Place, Sockburn
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

AUCKLAND
5 Zelanian Drive, East Tamaki
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

www.miteknz.co.nz

HOME OF GANG-NAIL® BUILDING SYSTEMS

PRODUCER STATEMENT - DESIGN
MiTek New Zealand Ltd.

VB 2000
MiTek DESIGN

The building design VB 2000 sheets VB2000/3 through to VB2000/18 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000 I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the Building Code.

Stephen Anthony COLL

A.E. IPENZ, MNZIOB

for MiTek New Zealand Ltd
20 Kotzikas Place
CHRISTCHURCH
NEW ZEALAND

Date: 3 February, 2004

NPDC Approved
21 OCT 2005

Association of Consulting Engineers New Zealand | New Zealand Institute of Architects | Institution of Professional Engineers New Zealand

P.I.M No.....

Building Regulation Clause(s) .....

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: William Leigh McGlynn
(Suitably qualified Design Professional)

TO: Versatile Taranaki Limited
(Owner)

TO BE SUPPLIED TO: .....
(Territorial Authority)

IN RESPECT OF: Typical standard garage/habitable dwelling foundation details
(Description of Building Work)

AT: Various (to be confirmed prior to construction)

.....
(Address)

LOT ..... **DP** ..... **SO** .....

Davidson Partners Ltd *(Design Firm)* has been engaged by Versatile Taranaki limited *(Owner/~~Developer/Contractor~~)*

to provide structural design *(Extent of Engagement)* services in respect of the

requirements of Clause(s) B1 of the Building Regulations 1992 for

☐ All ☑ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1
(verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Versatile Buildings *(Design Firm)* drawings titled Garage/Habitable Dwelling

and ~~numbered~~ dated 1 August 2001 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I **BELIEVE ON REASONABLE GROUNDS** that subject to:

(i) the site verification of the following design assumptions foundation conditions to meet N.Z.S. 3604:1999 Section 3

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

.....
(Signature suitably qualified Design Professional)

Date 3 August 2001

BE (Civil)
(Professional Qualifications)

ERB/~~AERB~~ Reg No. 8415

Member ACENZ ☑

P O Box 256, Blenheim
(Address)

IPENZ ☑ ☐ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No. 2014011

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Campion Phone:

Address of installation: 98a Mangorei Road New Plymouth.

Postal address of customer (if not as above):

WORK DETAILS

3	No. of lighting outlets		No. of ranges	Please tick (✓) as appropriate where work includes:	
5	No. of socket outlets		No. of water heaters		Mains		Main earthing system
Was any installation work carried out by the homeowner?			Yes		No		Switchboard		Electric lines

Description: Wire new garage with 3 x double + 1 x single power outlets. 1 x caravan outlet, 2 lights + security sensor light.

4mm² Submain on 20A RCD/MCB

It is recommended that test results be recorded here:

- Visual Examination ✓
- Earth Continuity ✓
- Bonding ✓
- Polarity ✓
- Insulation Resistance ∞ Mohm
- Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	S Betts.
Registration no.	E16234
Company	Betts Electrical
Signature	
Date	05/02/06
Contact Ph No.	027245790

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ New mains ☐ Switchboard ☐ Earthing system ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	
Signature	
Registration no.	
Date	
Contact Ph No.	

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

Building Consent No:76247
Section 51, Building Act 2004

Issued:21Oct05

The Building

Street Address of building: 98A MANGOREI ROAD, NEW PLYMOUTH 4601
Legal Description of land where building is located:
LOT 1 DP 9603
Building Name: garage

The Owner

Name of owner: MRS Elaine Margaret CAMPION
Mailing Address: C/-VERSATILE TARANAKI LTD
634 DEVON ROAD
NEW PLYMOUTH 4601

Contact Person: VERSATILE TARANAKI LTD
Mailing Address: C/- VERSATILE TARANAKI
634 DEVON ROAD
NEW PLYMOUTH 4601

Street address/registered office: 98A MANGOREI ROAD
NEW PLYMOUTH 4601

Phone number: (Bus.)
758 1243 (Pvt.)
Facsimile number:
Email address:
Website:

First point of contact for communications with council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

The following building work is authorised by this consent:
Project: New building
Intended Use: garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: .

There are no further conditions relating to this Building Consent.

2: ADDITIONAL COMMENTS

Inspections shall be carried out in accordance with the attached schedule of inspection types

3: DURABILITY OF BUILDING ELEMENTS

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

4: CONSTRUCTION & DEMOLITION NOISE

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition work noise standards. A copy of this can be obtained from the New Plymouth District Council. Anyone carrying out building work must ensure they comply with these noise levels at all times.

5: LAPSE & CANCELLATION OF CONSENTS

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

6: ADDITIONAL COSTS AND REFUNDS

Costs & Refunds

7: COMPLETION OF BUILDING PROJECT

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A compliance schedule is not required for the building.

_____

Signature

Building Officer

_____

Position

On behalf of:

Date: 21 Oct 2005

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Project Information Memorandum (PIM)

Section 34, Building Act 2004

Application details

Project No.

PIM No: **76246**

Date application lodged : 30 September 2005

Date PIM issued : 20 October 2005

Applicant's details

Name : Versatile Taranaki Ltd

Address : 634 Devon Road
NEW PLYMOUTH

Date new information received :

Reason for re-issue :

Date PIM re-issued :

Project description

Description : New garage

Intended use : Vehicle storage

Intended life : Not less than 50 years

Floor area : 47.52 sqm

Property details

Legal description : Lot 1 DP 9603

Address: 98A Mangorei Road
NEW PLYMOUTH

Property owner details

Name: G & E Campion

Address: 98A Mangorei Road
NEW PLYMOUTH

Your building project does not require any further authorisations or revisions:

--

--

If you wish to suspend your building consent application until the revised plans are received by council, please call the council (06 759 6060) and send written confirmation of this instruction. Otherwise, you may be charged for additional processing time as a result of re-evaluation of your proposed building work.

THE IMPACT ON YOUR PROPOSED PROJECT

- This is a confirmation that, subject to Building Act 2004, this building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained.

Signed for and on behalf of New Plymouth District Council

PIM Co-ordinator

This is not a building consent.
Your next step is to obtain a building consent prior to commencement of work.

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Section 1: What is a Project Information Memorandum (PIM)

The PIM provides an applicant with information about land and about the other statutes and requirements that might be relevant to the proposed building work, other than construction design and features required under the Building Act 2004. This information enables the applicant to assess the feasibility of the project before proceeding with the preparation of the building consent application.

Section 2: Property information related to this project

Section 2.1 - Heritage status of the building and / or land

No Information

There is no information held by the council applicable to the project.

Section 2.2 Special features of the land (Natural Hazards)

Wind Zone information

The proposed building is in an area shown to be a low wind zone on the council's wind maps. This designation is indicative only and may alter due to topography, shelter, etc. Designers are advised to check the wind zone using the method provided in New Zealand Standards 3604.

This information is indicative and may be used for design purposes. However this wind zone value should be checked against the NZS 3604 calculation method, which requires that topography, nearby tall buildings be taken into account.

Section 2.3 - Water, Stormwater and Reticulation Sewer Systems

Stormwater disposal: Residential

This council's policy for residential stormwater management is that it is disposed of on-site unless, proven impractical to do so.

If you consider on-site disposal is impractical you should seek direction from a council development engineer.

Please refer to the attached Stormwater Connection/ Disconnection Guide for further information.

Kerb connections may be granted for overflows from soak holes within residential properties only.

Well-up sumps will be required for other kerb connections and for soak hole overflows if the ground level is greater than 3 meters above the kerb height. Long sections may be required.

All Kerb Connections applications are to be made using the council's Application For Installation or repair of Stormwater Kerb Connection or Vehicle Crossing application form.

A stormwater system connection requires an application to the council using the council's Stormwater Connection/Disconnection application form.

Section 3: Other authorisations needed for this Project

No Information

No comments applicable to the project.

Damage to Council Owned Assets

The Local Government Act 2004 does not permit any person to undertake any act by which any damage is caused to a road or any work or thing in, on, or under the road.

All council owned assets are considered to be in new condition unless an inspection by a council officer/agent prior to construction indicates deterioration.

Should damage occur to a council owned asset reinstatement will be carried out by a council approved contractor at the applicants cost.

Section 4: Authorisations for this project that have been refused

No Information

No comments applicable to the project.

Section 5: Building Consent Matters

No Information

No comments applicable to the project.

Section 6: Advice Notes

Re-issue of PIM

A territorial authority may where it becomes aware of errors or omissions or where new information is received reissue this project information memorandum subject to the applicable time limitations and conditions of Section 34 of the Building Act 2004.

NEW PLYMOUTH DISTRICT COUNCIL
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Acceptance

MINOR PROJECTS

Garages, Carports, Decks, Pergolas, Conservatories, Porches, Farm and Ancillary Buildings

PIM & Building Consent

How to use this checklist

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

✓ All items on this checklist must be ticked to show that they are either provided (**P**) or are not applicable to your project (**N/A**).

Later, additional information may be requested during the processing of your building consent to confirm compliance with the Building Code. Processing time will be suspended until information is received.

Project No. _____

Office use	Applicant use			
	P	N/A		
			1.	**Minimum building consent application documentation**
○	✓	○	a	Complete application forms
○	✓	○	b	Three sets of plans (one in A3 maximum) and two sets of specifications and other documentation (If plans are larger than A3, both electronic and hard copy required)
○	✓	○	c	All plans drawn to a recognised metric scale; include a north arrow; and in black ink (not pencil or red pen)
	P	N/A	**2.**	**Site / location plan**
○	✓	○	a	Accurate site plan showing street name and boundary dimensions
○	✓	○	b	Location of existing and proposed buildings; distances to boundaries, and distances between buildings
○	✓	○	c	Current and proposed use of site and buildings
○	✓	○	d	Existing and proposed access for vehicles, driveway gradient
○	○	✓	e	Existing contours
○	○	✓	f	Alterations to land contours; retaining, cut, fill and their intended quantities; site datum for floor levels
○	○	✓	g	Easements, public drains, and service connections (where known)
○	○	✓	h	Identification of streams and drains, and normal flow levels relative to site datum
	P	N/A	**3.**	**Plumbing and drainage**
○	○	✓	a	Nominate plumbing / drainage design standard (eg. AS/NZS 3500 or G13)
○	○	✓	b	Drainage layout including service connections, collection tanks, and stormwater disposal
○	○	✓	c	Fixtures & hot water system type & location
	P	N/A	**4.**	**Means of compliance with New Zealand Building Code**
○	✓	○	a	Producer Statement - Proceed to section 12
○	○	○	b	Other - complete all sections
	P	N/A	**5.**	**Elevations**
○	✓	○	a	North, South, East and West elevations showing original and proposed ground levels at buildings and boundaries
○	✓	○	b	Roof pitch and height to apex of building
○	○	○	c	Height and daylighting angles
	P	N/A	**6.**	**Foundation plan**
○	✓	○	a	Design details of all new foundations and reinforcing
○	✓	○	b	Concrete slab design, including reinforcing and contraction control cuts / joints
○	✓	○	c	Pile layout and footing design
○	○	✓	d	Subfloor framing including bracing
○	○	✓	e	Upper storey floor design if applicable
	P	N/A	**7.**	**Floor plan**
○	○	✓	a	Floor plan with door, window & lintel sizes indicated
○	○	✓	b	If more than one room, indicate walls and designate room use
	P	N/A	**8.**	**Fire rating**
○	○	✓	a	Fire rating system for all walls closer than 1m to a boundary

P - Information provided *N/A - not applicable to this project*

Please turn over

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Office use | Applicant use | P = Information provided | N/A = not applicable to this project

Office use	P	N/A		
			9. Cross sections and details	
○	○	✓	a	E2 Risk Matrix and weathering details
○	✓	○	b	Wall details showing cladding, framing, insulation, linings etc.
○	✓	○	c	Roof / wall intersection showing eaves, gutters, flashings & top plate fixings
○	✓	○	d	Wall / floor intersection
○	✓	○	e	Window, door and critical intersections
○	✓	○	f	Door and window lintel sizes
○	○	○	g	Truss layout with girder trusses indicated
○	○	✓	h	Stairs, handrails and barriers
○	✓	○	i	Decks, pergolas, verandas, porches, carports and garages etc.
○	✓	○	j	Specify cladding systems and roofing type
	P	N/A	**10. Bracing design and calculations**	
○	✓	○	a	Bracing details and calculations for walls and subfloor
○	○	✓	b	Sub floor bracing for decks projecting more than 2m from the building
	P	N/A	**11. Specifications**	
○	○	○		Specifications must be relevant to the particular buildings and to the plans submitted and shall include the building envelope. They must give a full description of the type, size and grade of materials to be used and the method of construction. Include Manufacturer's Specifications for all relevant building elements, detailing where they apply to your project.

Other information that may be required

	P	N/A		
			12. Specific engineering design	
				Design work from an engineer must have calculations and structural drawings provided. When engineering drawings are provided from persons other than the engineer they must be acknowledged by the Engineer (signed) as meeting engineering design requirements. Specific engineering design may include (this list is not exhaustive):
○	○	✓	a	Special ground conditions, including building over uncertified fill, peat, soft ground or closeness to steep banks
○	○	✓	b	Retaining walls
○	○	✓	c	Earthworks / stability of adjacent sites and support of adjacent structures
○	○	✓	d	Any building work outside the scope of New Zealand Standards
	P	N/A	**13. Other supporting documentation or plans**	
○	○	✓		This is a generic checklist for this project type. There may be other information that you know about, specific to your project or site, that has not been covered in the above items
			14. Tick method of payment:	
○			○ cash / cheque / eftpos	○ pre-approved account customer

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FORM PIM & / or Building Consent
Building Act 2004

This form must be accompanied by an Application Cover Page Form.
Fill this form out with the assistance of the PIM and / or Building Consent Guide - numbers on this form relate to explanatory notes in the guide.

1. Applicant details

1a. I am the
- ○ Property owner — As stated on the Application Cover Page Form. Proceed to 1b
- ○ Lessee — Provide details below
- ⊖ Agent — Authorised by owner / lessee. Provide details below

Name: Versatile Taranaki Ltd

Postal Address: 634 Devon Road, New Plymouth

Contact Numbers: Phone 757 3980 | Mobile | Fax 757 3984

Email:

1b. Preferred means for formal correspondence
- ⊖ Mail
- ○ Email
- ○ Fax

1c. Evidence of ownership attached
- ○ Certificate of Title (copy)
- ○ Sale and purchase agreement
- ○ Lease agreement
- ⊘ Other document showing full name of legal owner(s), such as a rate instalment notice

1d. I request that you issue the following approval(s) for the building work described in this application
- ⊖ Project information memorandum — Complete sections 2, 3 & 7
- ⊖ Building consent — Complete section 2, and sections 4 to 7

2. The project

Description of the building work

2a. Type of work
- ⊖ New building
- ○ Alteration
- ○ Log fire
- ○ Addition
- ○ Relocation
- ○ Plumbing & drainage only
- ○ Demolition / Removal
- ○ Re-pile existing building

2b. Category of work
- ○ Residential
- ⊖ Outbuilding / Ancillary
- ○ Milking shed
- ○ Commercial / Industrial / Community
- ○ Replacement or upgrade of on-site waste disposal (septic tank)

2c. Will the building work result in a change of use of an existing building?
- ○ Yes
- ⊖ No

RECEIVED by mail 30 SEP 2005 CUSTOMER SERVICE CENTRE

Current use: NEW GARAGE
Intended use: GARAGE

2d. Year building first constructed: 2005

2e. Floor area — Total floor area affected by building work: 47.52 m²

2f. The completed building will be
- ⊖ Single storey, single unit building
- ○ Multi-storey or multi-unit building - please specify
  - Number of units
  - Number of storeys

Please turn over

OFFICE USE ONLY
Date 30-09-05 | Owner ID 80445 | Scale code Out 3.
Planning / EH requirements? N | Relevant planning / EH forms provided? N | Property ID 044961
Application # 76246 / 76247 | Received by DB

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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2. The project continued

2g. Intended life of the building

- (✓) Indefinite but not less than 50 years
- ( ) Less than 50 years - please specify _____ years

2h. Estimated value of the building work

$ 19,383.00 including gst

2i. Have any building consents been issued previously for this project?

- ( ) Yes
  Provide details below
- (✓) No

Consent issued by	Date of consent	Consent number

3. Project information memorandum - do not fill in this section if the application is for a building consent only

The project involves

- ( ) Land undergoing subdivision, where title has not yet been issued
- ( ) Alterations to land contours
- ( ) New or altered connections to public utilities (water / stormwater / sewer)
- ( ) New or altered locations and/or external dimensions of buildings
- ( ) Building work over, or adjacent to, any road or public place
- ( ) Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains
- ( ) New or altered access for vehicles
- (✓) Disposal of stormwater and wastewater
- ( ) Other matters known to the applicant that may require authorisations from the council - please specify

4. Building consent - do not fill in this section if the application is for a project information memorandum only

The following plans and specifications are attached to this application:

- (✓) Three sets of plans (one in A3 maximum) drawn to a recognised metric scale; include a north arrow, in black ink (not pencil or red pen). Two sets of specifications and other documentation
- (✓) Site / location plan
- (✓) Plumbing and drainage design
- (✓) Elevations
- (✓) Foundation plan
- (✓) Floor plan
- (✓) Cross sections and building design details
- (✓) Bracing design and calculations
- (✓) Specific engineering design
- (✓) Manufacturer's Specifications
- ( ) Other - please specify

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5. Compliance with New Zealand Building Code - do not fill in this section if the application is for a PIM only

Clause Tick relevant building code clauses	Means of compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications. If not applicable, write N/A)	Waiver / modification required (State nature of waiver or modification of building code required. If not applicable, write N/A)
☑ B1 Structure	NZS3608: 1993 NZS4203: 1992	Specific Design
☑ B2 Durability	B2/AS1	
☐ C1 Outbreak of fire		
☐ C2 Means of escape		
☐ C3 Spread of fire		
☐ C4 Structural stability during fire		
☐ D1 Access routes		
☐ D2 Mechanical installations for access		
☑ E1 Surface water	E1/AS1 VM1	
☐ E2 External moisture		
☐ E3 Internal moisture		
☐ F1 Hazardous agents on signs		
☐ F2 Hazardous building materials		
☐ F3 Hazardous substances & processes		
☐ F4 Safety from falling		
☐ F5 Construction & demolition hazards		
☐ F6 Lighting for emergency		
☐ F7 Warning systems		
☐ F8 Signs		
☐ G1 Personal hygiene		
☐ G2 Laundering		
☐ G3 Food preparation & prevention of contamination		
☐ G4 Ventilation		
☐ G5 Interior environment		
☐ G6 Airborne & impact sound		
☐ G7 Natural light		
☐ G8 Artifical light		
☐ G9 Electricity		
☐ G10 Pipes services		
☐ G11 Gas as an energy source		
☐ G12 Water supplies		
☐ G13 Foul water		
☐ G14 Industrial liquid waste		
☐ G15 Solid waste		
☐ H1 Energy efficiency		

Use the box below if you need more space to detail how you propose to comply with the building code.

Please turn over

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6. Compliance schedule - do not fill in this section if the application is for a project information memorandum only.

☑ There are no specified systems in the building - Proceed to section 7

○ The specified systems for the building are indicated below

- ○ Automatic systems for fire suppression (for example, sprinkler systems)
- ○ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ○ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ○ Emergency lighting systems
- ○ Escape route pressurisation systems
- ○ Riser mains for use by fire services
- ○ Automatic back-flow preventers connected to a potable water supply
- ○ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
- ○ Mechanical ventilation or air conditioning systems
- ○ Building maintenance units providing access to exterior and interior walls of buildings
- ○ Laboratory fume cupboards
- ○ Audio loops or other assistive listening systems
- ○ Smoke control systems
- ○ Emergency power systems for, or signs relating to, a system or feature specified in any of the above
- ○ Means of escape from fire

○ Systems that relate to:

- ○ Safety barriers
- ○ Means of access and facilities that meet the requirements of section 118
- ○ Hand held hose reels for fire fighting
- ○ Any signs that are required by the building code or section 120

○ The following specified systems are being altered, added to, or removed in the course of the building work

7. Applicant's declaration

I understand that as the applicant, the council will send all invoices and refunds for fees to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement in the PIM & / or Building Consent Guide and that the information provided on the application form is true and correct.

Signature: Leonie Gilbert Date: 27/9/05

Name (print clearly): Leonie Gilbert

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10
ML

BUILDING CONSENT

76247P

PROPERTY ID 013251

76247P

EXTRA INFORMATION/AMENDMENTS

AMENDMENT

01 211005

Charge: $

Job:

Consent No: 76247

Address: 98a Mangorei Rd.

The changes covered by this amendment are:

See attached sheet

Formal Declaration – (Please read carefully prior to signing)

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

Signature: Date:

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

Signature: Date:

Office use only

Approved	Refused

Records	
Building	
	26/10/04
Public Health	
District Planning	

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Amendment

Building Consent
Building Act 2004

RECEIVED
21 OCT 2005

1. Project reference

1a. Building consent number: 76247

1b. Site address: 98a Mangorei Road, New Plymouth

1c. Status of building consent: (✓) Being processed ( ) Issued ( ) Construction commenced

1d. Reason for amendment: ( ) Change by owner ( ) Information request by council (✓) Other, please specify

Garage moved back

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:
- Hatch around the change with a "revision cloud"
- Include a revision reference which relates to the schedule of changes on this form

Plan affected by amendment (old plan number)	New plan number	Description of change
		Garage to be moved back, level with retaining wall

3. Value of amendment

3a. Does the amendment alter the project value ( ) Yes $ _____ (new value) (✓) No

3b. Are there any amendments to systems for which a compliance schedule has been issued? ( ) Yes (✓) No

4. Applicant's declaration

This amendment to the abovementioned building consent is made by me, as ( ) the owner of the property (✓) the applicant, authorised by the owner to make this amendment

Anne Gilbert — Signature

20/10/05 — Date

Leanne Gilbert — Name (print clearly)

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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OFFICE USE ONLY

Received by

Date received

PIM coordinator

- [x] PIM review required Planning OK.
- [ ] No PIM review required

Notes

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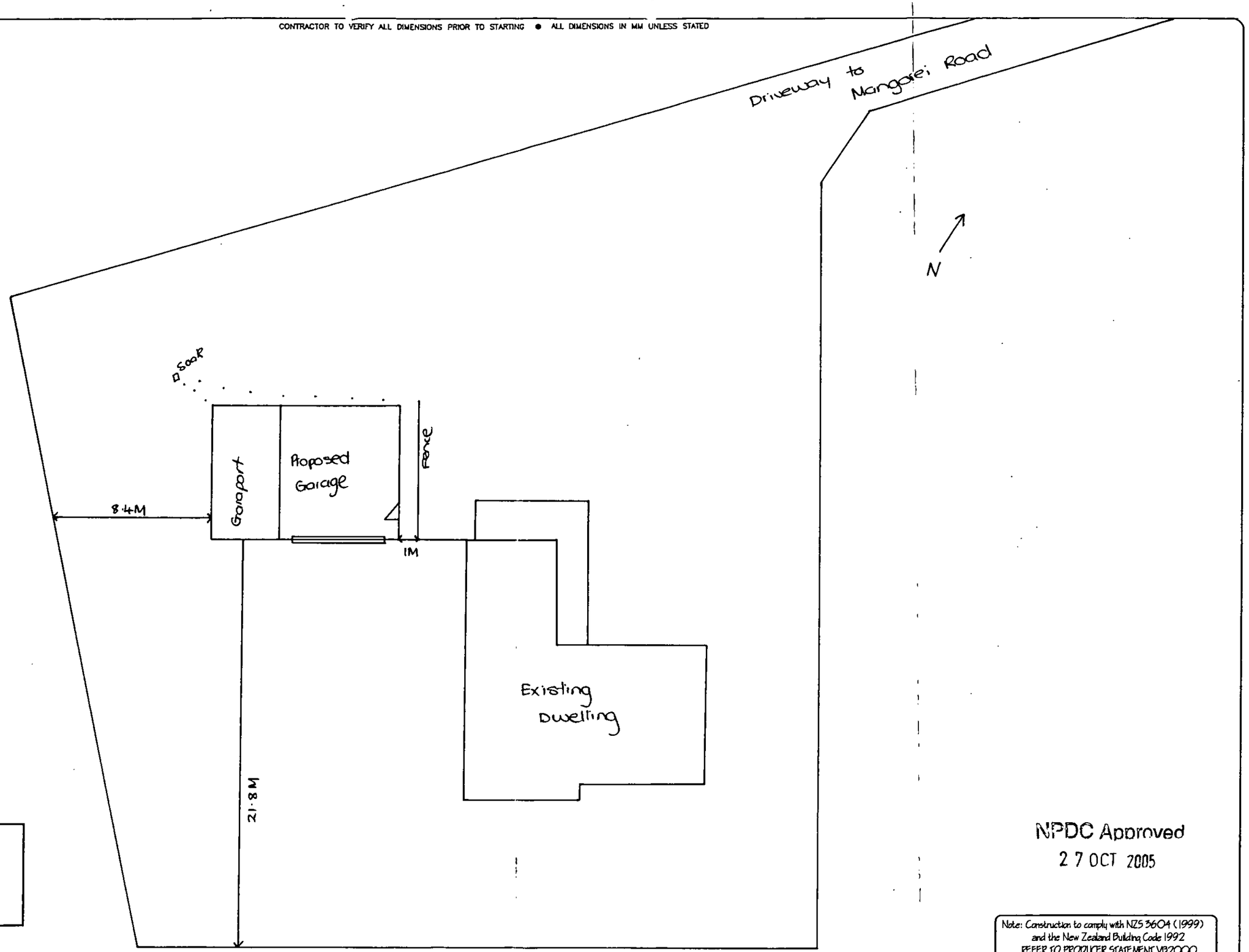
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



SITE DETAILS

LOT: 1
DP: 9603
CT:

NPDC Approved
27 OCT 2005

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT VB2000

VERSATILE BUILDINGS
HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

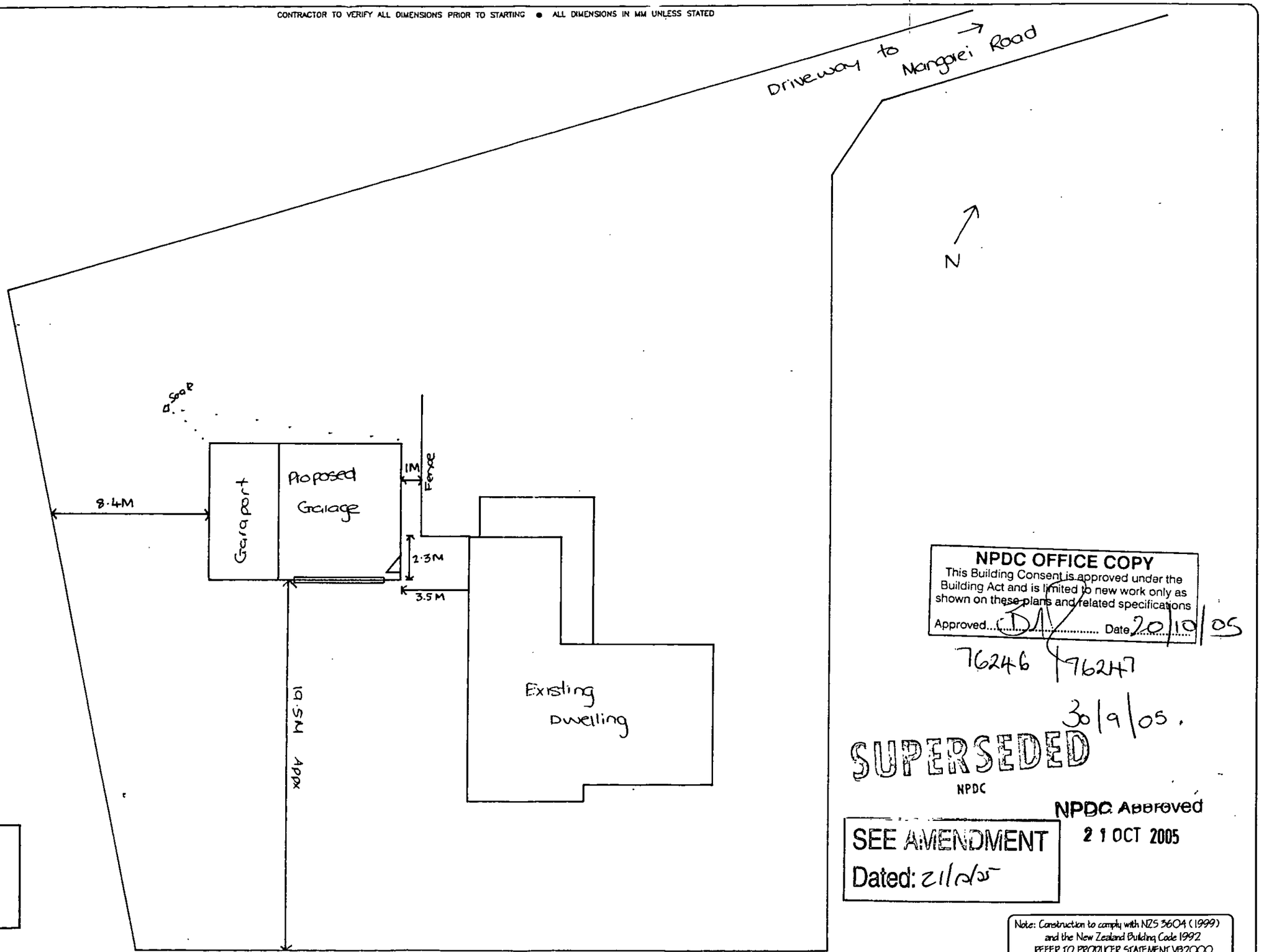
PROJECT TITLE: *Proposed Building for:* Graeme + Elaine Campion, 989 Mangorei Road New Plymouth

DRAWING TITLE: SITE PLAN

SCALE: 1:200 DATE: DRAWN: FILE:

SHEET: 1 OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved... Date 20/10/05

76246 76247

30/9/05.

SUPERSEDED
NPDC

NPDC Approved
21 OCT 2005

SEE AMENDMENT
Dated: 21/10/05

SITE DETAILS

LOT: 1
DP: 9603
CT:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT VB2000

VERSATILE BUILDINGS

HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

PROJECT TITLE: *Proposed Building for:*
Graeme + Elaine Campion
98a Mangorei Road New Plymouth

DRAWING TITLE: SITE PLAN

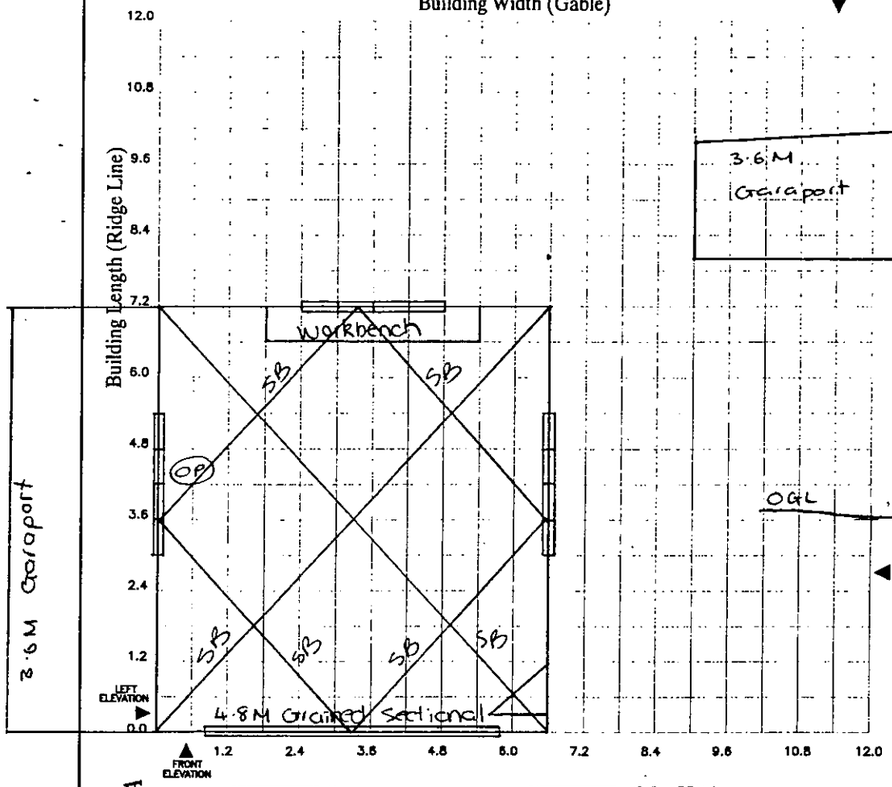
SCALE: 1:200 DATE:
DRAWN: FILE:

SHEET: 1 OF:

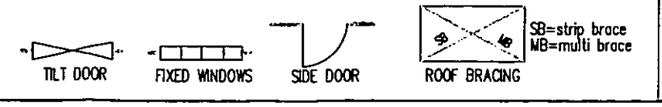
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

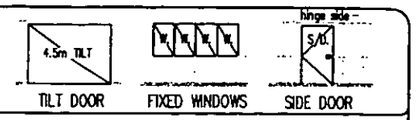
Building Width (Gable)

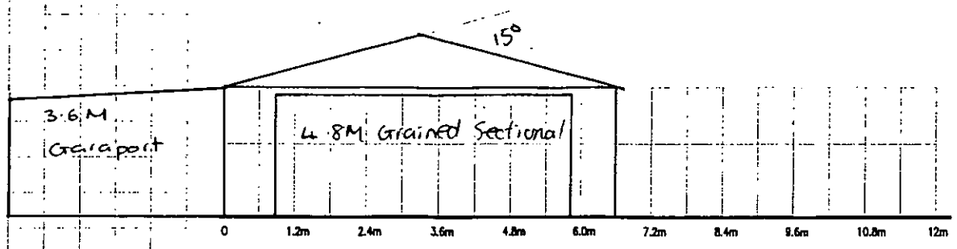


LEGEND Plan

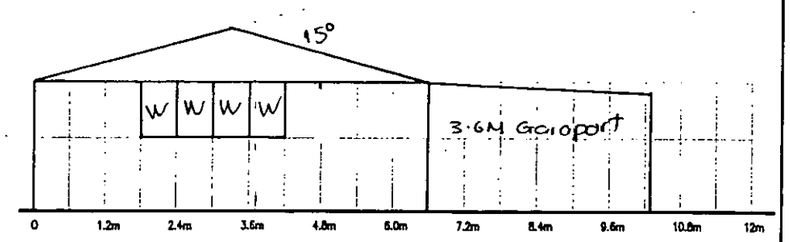


LEGEND Elevation

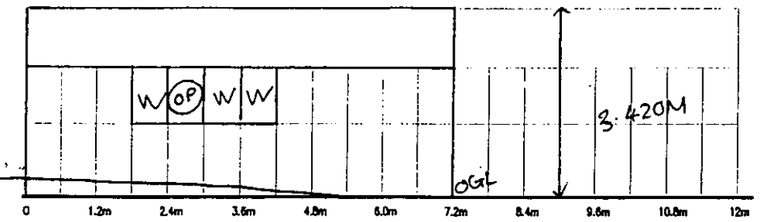




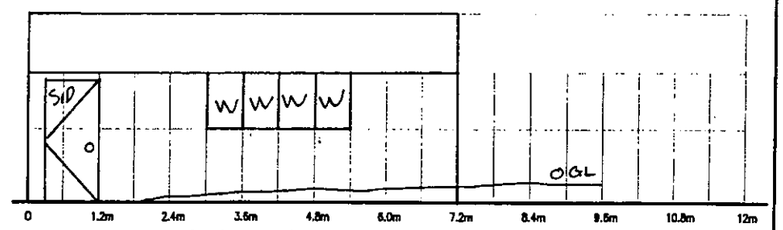
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

NOTES:

Construction to comply with NZS3604:1999 and the New Zealand Building Code. Refer to Producer Statement VB2000.

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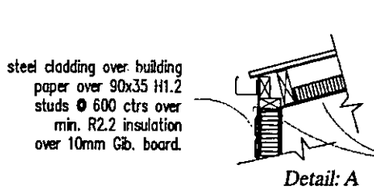
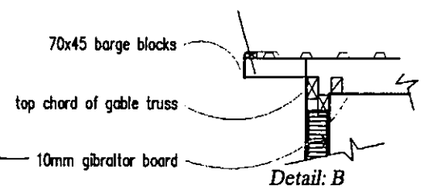
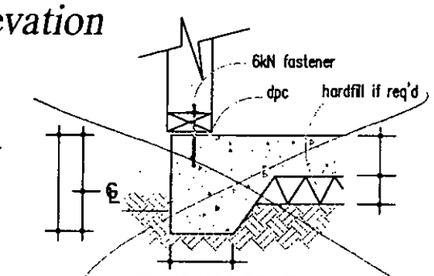


Detail: A



Detail: B



FOUNDATION DETAIL n.t.s. (typical)

BUILDING DATA

Length	7.2 m	Width	6.6 m	Area	47.52 m²
STUD HEIGHT	2.1m ☐	2.4m ☒	2.7m ☐	3.0m ☐	
CLADDING	Versaclad ☐	Superclad ☒	Other ☐		
WIND ZONE	Low ☐	Med ☐	High ☒	V.High ☐	
FLOOR	Concrete ☒	Timber ☐			
ROOF PITCH	15° ☒	20° ☐	25° ☐	other ☐	

SPECIFICATIONS

GENERAL

All work to comply with the New Zealand Building Code.
This specification and drawings shall be read conjunction with Versatile Buildings Ltd Mitek Producer Statement for Design, dated July, 2002. VB2000 Series

FOUNDATIONS

Concrete floor shall be 20mPa, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A.specification H1.2 framing. Studs shall be 90x35 frames at 600 ctrs and housed into plates. Lay 'Supercoarse' D.P.C. under all plates.
Refer nail Producer Statement VB2000 Sheet 4 for timber grade options and specification.
Fix hardware in accordance with Producer Statement VB2000 Sheets 4 & 5.

ROOF FRAMING

Purlins shall be 90mm x 45mm on edge at 1500 max crs fixed to Gangnail 15 degree trusses
Fix purlins, trusses and ridge braces as detailed in Producer Statement VB2000, Sheets 14 & 15
For raking ceiling (skillion roof) refer VB2000 page 13.

SIDE ENTRY OPENING LINTELS

LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

ROOFING

Shall be steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on Ultra-Violet fast lashing.

WALL CLADDING

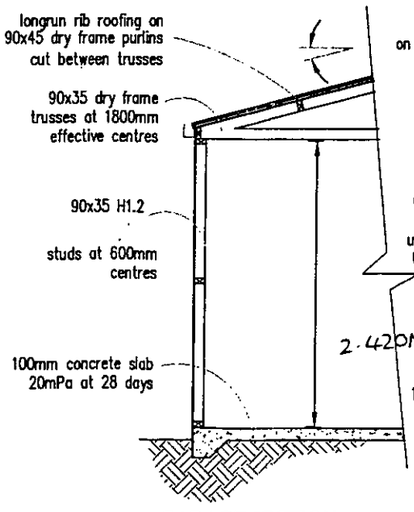
Fix in accordance with NZ 3604 & as wall bracing fixing specification

ROOF BRACING

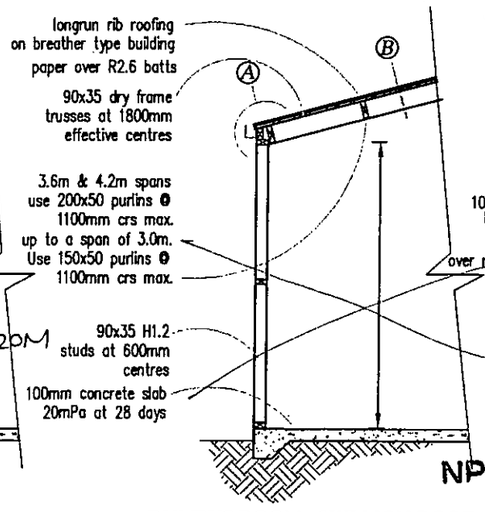
For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 17
For 2.7 & 3.0m stud, refer VB2000 Sheet 8

WALL BRACING

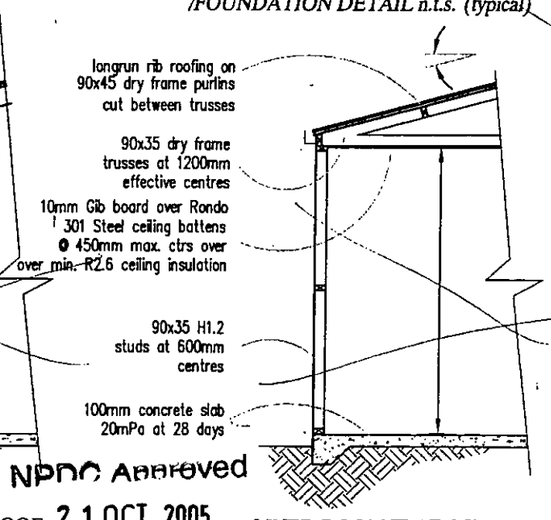
Fix Bracing per VB2000 Sheet 7, Bracing Panel locations and fixing refer: 'Wall Bracing: 600 Series, Feb '04 Ver 1.4



GARAGE SECTION



RUMPUS ROOM - SKILLION ROOF



LINED ROOM FLAT CEILING

NPDC Approved 21 OCT 2005

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VERSATILE BUILDINGS
HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 348-8704
FAX: (03) 348-9093

PROJECT TITLE: *Proposed Garage For:* Graeme + Elaine Campion

DRAWING TITLE: Construction Details, 600 Series VERSATILE BUILDING

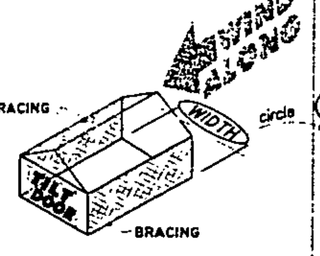
SCALE: 1:100 DATE: March '04
DRAWN: V.B. Ltd FILE: VG-136A

SHEET: 1 OF:

SIDE WALL BRACING

STEP 1: FRONT ENTRY BUILDING

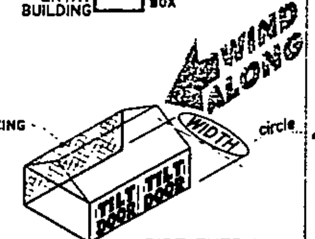
FRONT ENTRY BUILDING [✓] TICK BOX



OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING [ ] TICK BOX

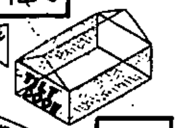


SIDE ENTRY: (refer note 1, right)

STEP 2: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	35	46	66	85
3.6m	42	55	79	102
4.2m	49	64	93	119
4.8m	56	73	106	136
5.4m	63	83	119	153
6.0m	70	92	132	170
(6.6m)	77	101	(146)	187
7.2m	84	110	159	204
7.8m	91	119	172	221
8.4m	98	129	185	238
9.0m	105	138	198	255

CIRCLE SELECTED



WRITE IN BOX: A
WALL B.U'S RQ'D [146]
WRITE FIGURE HERE
& WRITE FIGURE HERE
[146] WALL B.U'S RQ'D
WRITE IN BOX: B

STEP 2a: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH	V.HIGH
3.0m	70	92	132	170
3.6m	84	110	159	204
4.2m	98	129	185	238
4.8m	112	147	212	272
5.4m	126	165	238	306
6.0m	140	184	265	340
6.6m	154	202	291	374
7.2m	168	220	318	408
7.8m	183	239	344	442
8.4m	197	257	370	476
9.0m	211	275	397	510

CIRCLE SELECTED

WRITE IN BOX A
WALL B.U'S RQ'D [ ]
WRITE FIGURE HERE
WRITE IN BOX: B
[0] WALL B.U'S RQ'D

STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY		TOTAL
VV6-12	60 m/1200 ×		=	
VV6-18	90 m/1800 ×		=	
VS6-12	45 m/1200 ×	1	=	45
VS6-18	68 m/1800 ×	2	=	136

CLADDING ACHIEVED: 181 B.U's

STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VP1 (<500mm)	135	
VP2 (<500mm)	170	

SELECT 1 ONLY IF POSSIBLE — QUANTITY BOX SELECTION

HARDWARE ACHIEVED: — B.U's

BOX: A TOTAL BU's REQ'D: 146 B.U's (from step 2 or 2a)

HARDWARE REQ'D: — B.U's

TOTAL BU's ACHIEVED: 181 B.U's

STEP 3c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY		TOTAL
VV6-12	60 m/1200 ×		=	
VV6-18	90 m/1800 ×		=	
VS6-12	45 m/1200 ×		=	
VS6-18	68 m/1800 ×	2	=	136

CLADDING ACHIEVED: 136 B.U's

STEP 3d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	1
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VP1 (<500mm)	135	
VP2 (<500mm)	170	

SELECT 1 ONLY IF POSSIBLE — QUANTITY BOX SELECTION

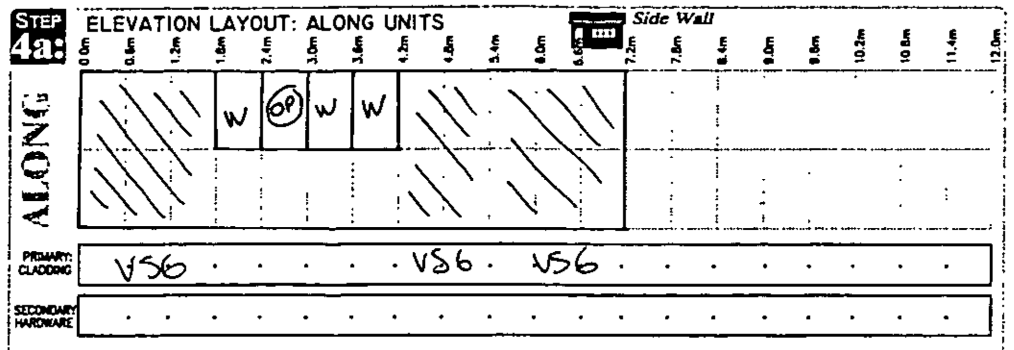
HARDWARE ACHIEVED: 70 B.U's

BOX: B TOTAL BU's REQ'D: 146 B.U's (from step 2 or 2a)

HARDWARE REQ'D: 10 B.U's

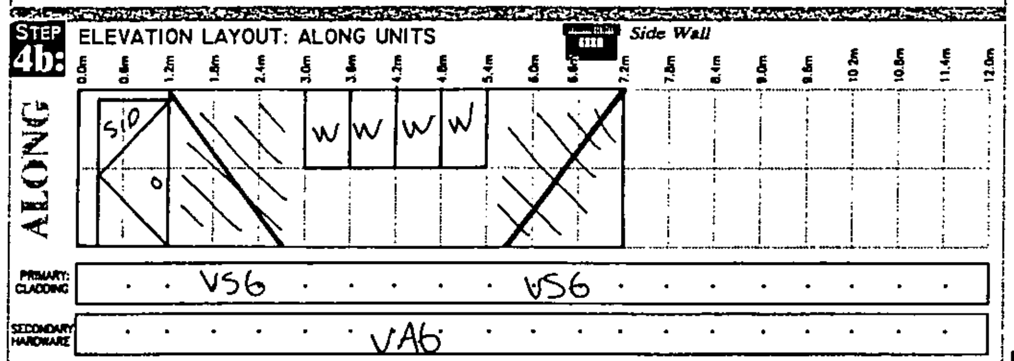
TOTAL BU's ACHIEVED: 206 B.U's

STEP 4a: ELEVATION LAYOUT: ALONG UNITS — Side Wall



1. Cladding units on top row (primary) only. Hardware (VA6, VT6, VF5 etc) on Secondary or bottom row.

STEP 4b: ELEVATION LAYOUT: ALONG UNITS — Side Wall



600 SERIES V2.0

LEGEND

refer to: Producer Statement, VB2000, for bracing element & fixing details.

BRACE RATINGS

*- **External Walls:** Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80 %. eg. aVF5 would be rated @ 64 BU's*

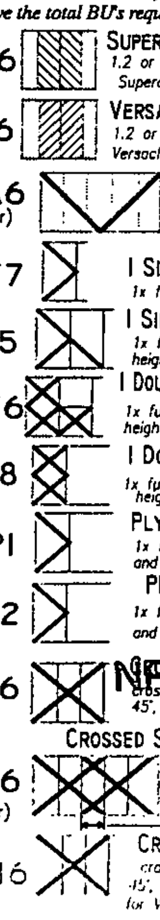
*- **Internal Walls:***

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:

VF5 + plasterboard (1200mm) = 139BU's

VF7 + plasterboard (600mm) = 50BU's

B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.



VS6 — SUPERCLAD BRACING ELEMENT: 1.2 or 1.8 metre wide, full height Superclad bracing panel.

VV6 — VERSACLAD BRACING ELEMENT: 1.2 or 1.8 metre wide, full height Versaclad bracing panel.

VA6 (pair) — ANGLE BRACE (PAIRED): 1 pair of let-in angle braces

VF7 — 1 SINGLE FLEXI-BRACE: 1x full height single panel.

VF5 — 1 SINGLE & 1 ½FLEXI-BRACE: 1x full height single panel, 1 half height single panel.

VF6 — 1 DOUBLE & 1 ½DBLE FLEXI-BRACE: 1x full height double panel, 1 half height double panel.

VF8 — 1 DOUBLE FLEXI-BRACE: 1x full height double panel, 1 half height double panel.

VP1 — PLY BRACE: 1x full height single flexi-brace and plywood. to outside face.

VP2 — PLY BRACE: 1x full height single flexi-brace and ply to both faces.

VT6 — CROSSED STRIP BRACE: crossed strip-brace @ approx. 45°, with tensioner.

VT6 (pair) — CROSSED STRIP BRACE (PAIRED): crossed strip-brace @ approx. 45°, with tensioner. **Bottom plate connections must be 600mm+ apart.**

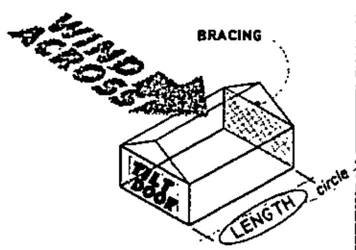
VM6 — CROSSED MULTI-BRACE: crossed multi-brace @ approx. 45°, with tensioner. Refer sheet 8 for VM6 installation.

NPDC Approved 2 1 OCT 2005

GABLE WALL BRACING

STEP 5: FRONT ENTRY BUILDING

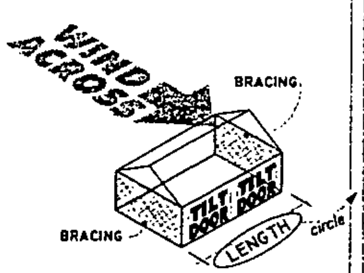
FRONT ENTRY BUILDING [✓] TICK BOX



OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING [ ] TICK BOX



STEP 6: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	49	65	95	119
3.6m	58	78	113	143
4.2m	68	91	132	166
4.8m	78	104	151	190
5.4m	87	117	170	214
6.0m	97	130	189	238
6.6m	107	143	208	261
(7.2m)	117	156	(227)	285
7.8m	126	168	246	309
8.4m	136	181	265	333
9.0m	146	194	284	356
9.6m	156	207	302	380
10.2	165	220	321	404
10.8	175	233	340	428
11.4	185	246	359	451
12.0	194	259	378	475

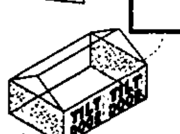
CIRCLE SELECTED

WRITE FIGURE HERE
WRITE IN BOX: C
WALL B.U'S RQ'D [227]
[0] WALL B.U'S RQ'D
WRITE IN BOX: D

STEP 6a: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL LENGTH	LOW	MED.	HIGH	V.HIGH
3.0m	24	32	47	59
3.6m	29	39	57	71
4.2m	34	45	66	83
4.8m	39	52	76	95
5.4m	44	58	85	107
6.0m	49	65	95	119
6.6m	53	71	104	131
7.2m	58	78	113	143
7.8m	63	84	123	154
8.4m	68	91	132	166
9.0m	73	97	142	178
9.6m	78	104	151	190
10.2	83	110	161	202
10.8	87	117	170	214
11.4	92	123	180	226
12.0	97	130	189	238

CIRCLE SELECTED



WRITE FIGURE HERE
& WRITE FIGURE HERE
WRITE IN BOX: C
WALL B.U'S RQ'D [ ]
WALL B.U'S RQ'D [ ]
WRITE IN BOX: D

STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY		TOTAL
VV6-12	60 m/1200 ×		=	
VV6-18	90 m/1800 ×		=	
VS6-12	45 m/1200 ×	2	=	90
VS6-18	68 m/1800 ×	1	=	68

CLADDING ACHIEVED: 158 B.U's

STEP 7b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	1
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VP1 (<500mm)	135	
VP2 (<500mm)	170	

SELECT 1 ONLY IF POSSIBLE — QUANTITY BOX SELECTION

HARDWARE ACHIEVED: 70 B.U's

BOX: C TOTAL BU's REQ'D: 227 B.U's (from step 6 or 6a)

HARDWARE REQ'D: 69 B.U's

TOTAL BU's ACHIEVED: 228 B.U's

STEP 7c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY		TOTAL
VV6-12	60 m/1200 ×		=	
VV6-18	90 m/1800 ×		=	
VS6-12	45 m/1200 ×		=	
VS6-18	68 m/1800 ×		=	

CLADDING ACHIEVED: B.U's

STEP 7d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	QUANTITY
VA6	70	
VT6	100	
VF7	30	
VT6 (pair of)	200	
VF5	80	
VF8	60	
VM6	150	
VF6	105	
VF5 (pair of)	160	
VF8 (pair of)	120	
VF6 (pair of)	210	
VP1 (<500mm)	135	
VP2 (<500mm)	170	

SELECT 1 ONLY IF POSSIBLE — QUANTITY BOX SELECTION

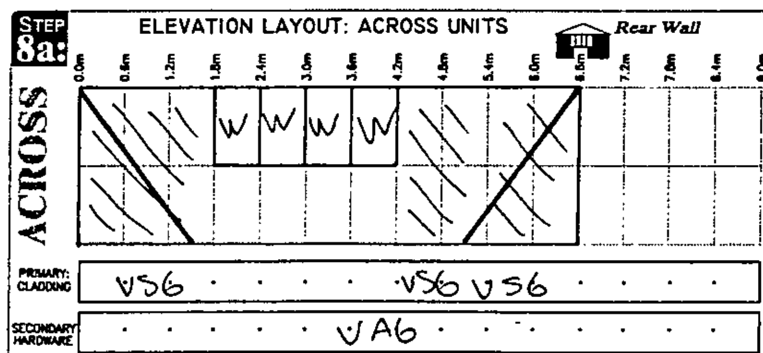
HARDWARE ACHIEVED: B.U's

BOX: D TOTAL BU's REQ'D: 0 B.U's (from step 6 or 6a)

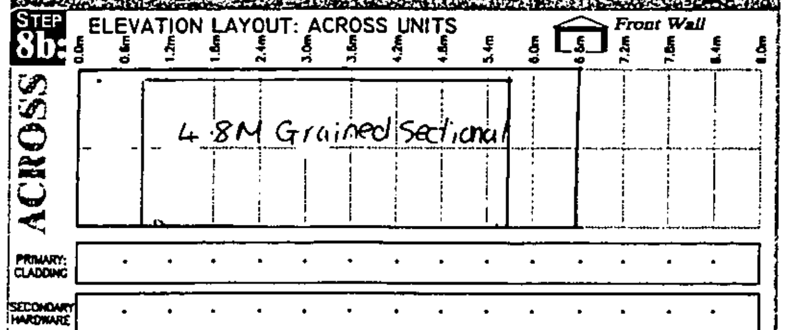
HARDWARE REQ'D: B.U's

TOTAL BU's ACHIEVED: B.U's

STEP 8a: ELEVATION LAYOUT: ACROSS UNITS — Rear Wall

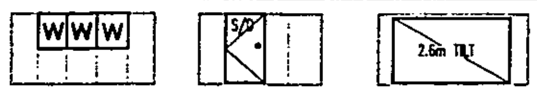


STEP 8b: ELEVATION LAYOUT: ACROSS UNITS — Front Wall



1. Cladding units on top row (primary) only. Hardware (VA6, VT6, VF5 etc) on Secondary or bottom row.

ELEVATION LEGEND



WINDOWS SIDE DOOR TILT-DOOR

VERSATILE BUILDINGS
112 WATERLOO ROAD HORNBY
P O BOX 11-813, SOCKBURN
PH (03) 349-1202 FAX (03) 349-1296

MiTek New Zealand Ltd.
PO Box 3967
Riccarton, CHRISTCHURCH
www.mitek.co.nz
HOME OF GANG-NAIL™ BUILDING SYSTEMS

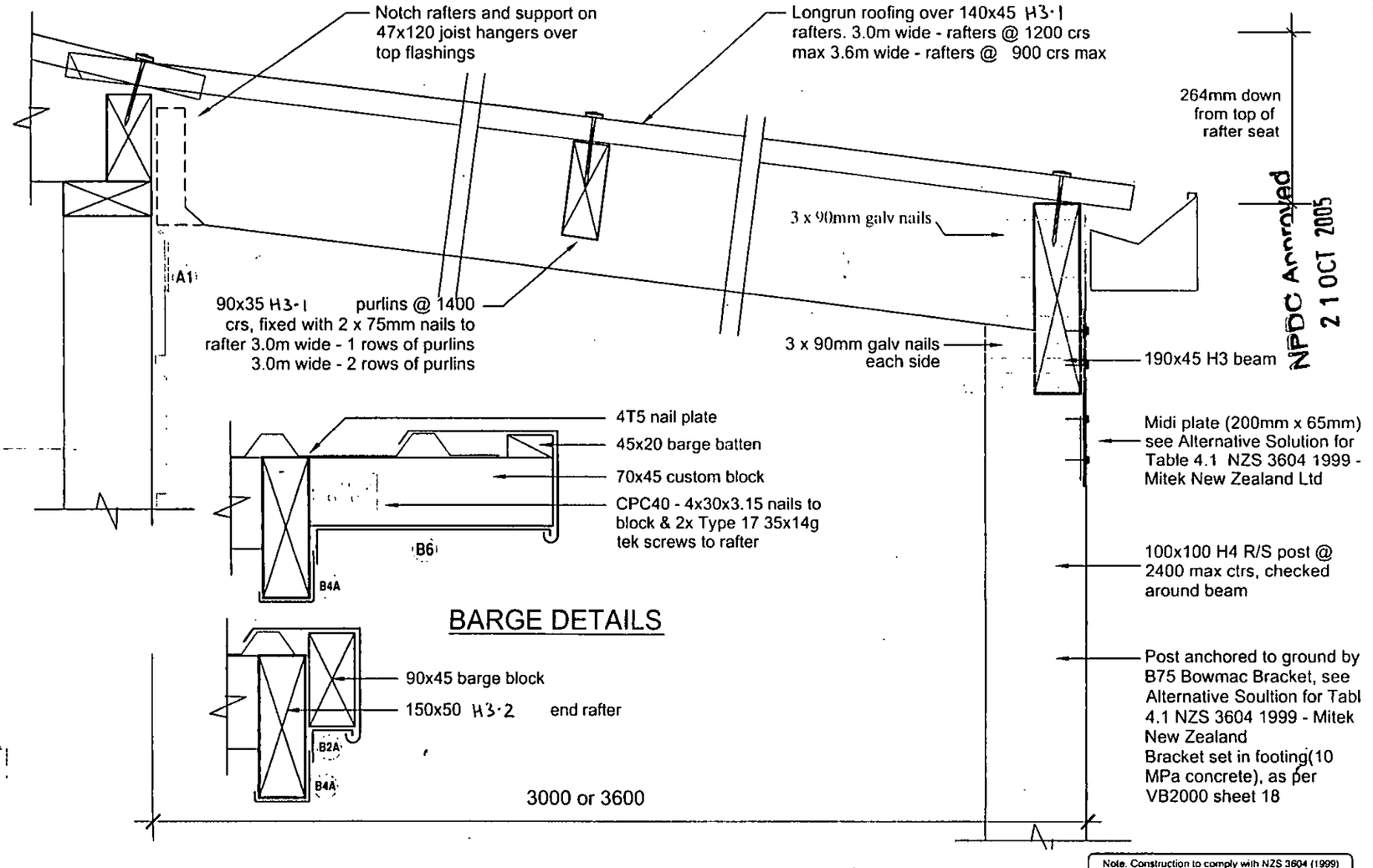
VERSATILE BUILDINGS LTD
Wall Bracing Details

COPYRIGHT: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION OF MITEK NZ LTD OR VERSATILE BUILDINGS LTD.

DRAWING TITLE: **Wall Bracing 600 Series CLASS 5 CATEGORY**

DESIGN:	DRAWN:
S.A. Coll	Versatile
DRAWING:	DATE:
VB2000-6/1	July '01

BUILDING DATA:
LENGTH: 7·2 M WIDTH: 6·6
CLADDING: SUPERCLAD [X] VERSACLAD [ ] OTHER
WIND ZONE: LOW [ ] MEDIUM [ ] HIGH [X] V.HIGH [ ]



Note. Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

VERSATILE BUILDINGS

Verandah & Garaport Details

Garaport Detail

1:5 SEP 03

Ver 1.4 1234

4
6

GENERAL NOTES:

1 - ENSURE THAT FOUNDATION PADS ARE EXCAVATED THROUGH ALL TOPSOIL MATERIAL UNTIL SOLID MATERIAL IS REACHED.

2 - FOUNDATION PADS SHUOLD BE FOUNDED ON, RATHER THAN KEYED INTO, THE SOLID MATERIAL.

3 - FOR GROUND CONDITIONS THAT DO NOT MEET THE REQUIREMENTS OF NZS 3604:1999 SECTION 3, SPECIFIC DESIGN WILL BE REQUIRED.

4 - HABITABLE BUILDING DPM (VAPOUR BARRIER) MAY STOP AT THE EDGE OF THE STRIP FOOTING AS SHOWN ON THIS PAGE AND DEFINED IN NZS 3604:1999 C7.5.4.1.

5 - TWO SAW CUTS, ONE RUNNING EACH WAY, TYPICALLY SHOWN ON 6 X 9m PLAN (4.0m MAX BETWEEN).

6 - SAW CUTS TO BE OVER FOUNDATION PADS. DO NOT POSITION SAW CUTS BETWEEN FOUNDATION PADS.

7 - SAW CUTS TO BE A MINIMUM OF 25mm DEEP.

8 - SLOPING SITE WILL REQUIRE FURTHER SPECIFIC DESIGN.

9 - END (NON LOAD BEARING) WALLS TO HAVE PADS SPACED AT 3m MAXIMUM CNTRS.

10 - FRONT ENTRANCE WALL TO HAVE PADS SPACED AT 1.5m MAXIMUM CNTRS.

CONSTRUCTION:

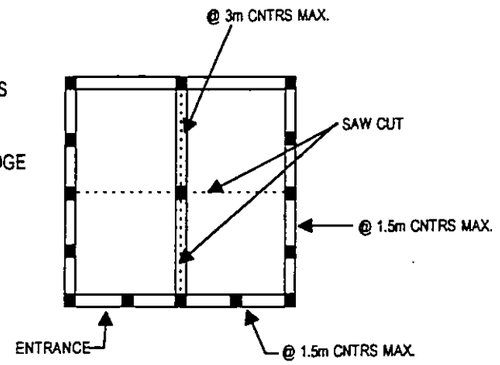
1 - FOR THE PURPOSE OF THIS FOUNDATION DESIGN THE TYPE OF CONSTRUCTION SHALL BE LIMITED TO:
(1) LIGHT TIMBER FRAME
(2) LIGHT WEIGHT STEEL ROOFING
(3) LIGHT WEIGHT STEEL CLADDING

2 - FOUNDATION SIZE LIMITATIONS:
LENGTH = UNLIMITED
SPAN = LESS THAN 9.0m

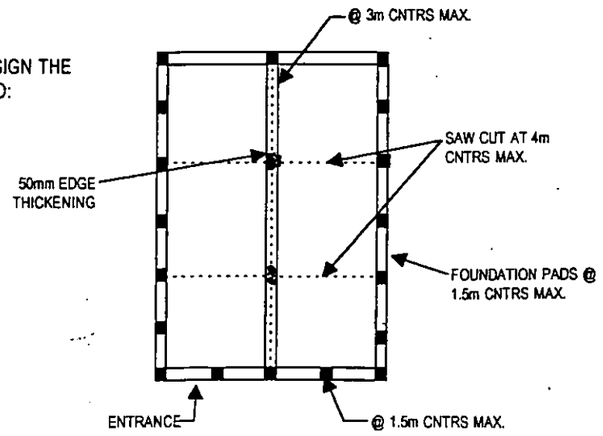
3 - GARAGE LIMITATIONS:
MAXIMUM STUD HEIGHT TO BE 3.0m
ONE STORY ONLY

4 - CONCRETE TO BE IN ACCORDANCE WITH THE RELEVANT NEW ZEALAND STANDARDS.

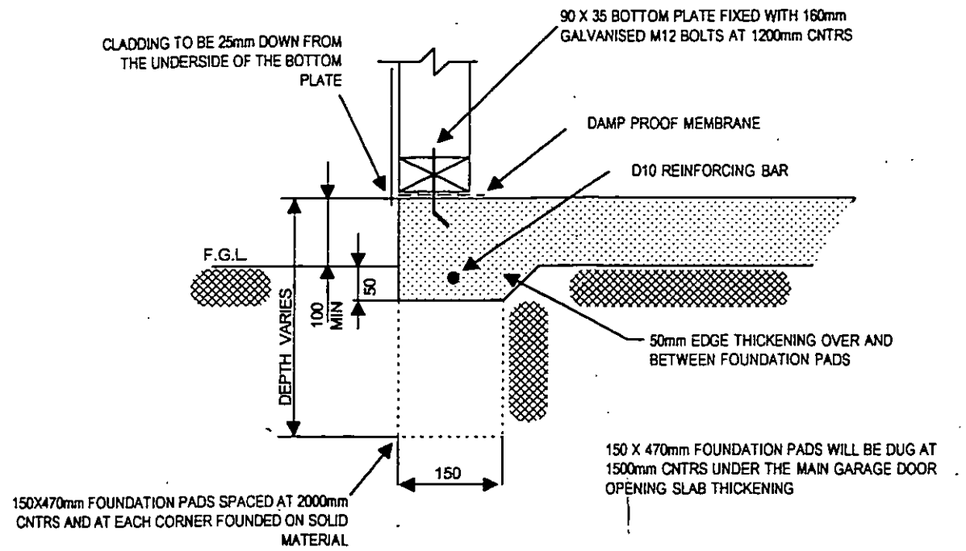
CONCRETE SPECIFICATIONS:
(GARAGE FOUNDATION ONLY)
"HIGH GRADE" CONCRETE
CONCRETE STRENGTH 20 MPa
MAXIMUM AGGREGATE SIZE 20mm
MINIMUM CEMENT CONTENT 235kg / m^3
MAXIMUM WATER / CEMENT RATIO 0.70



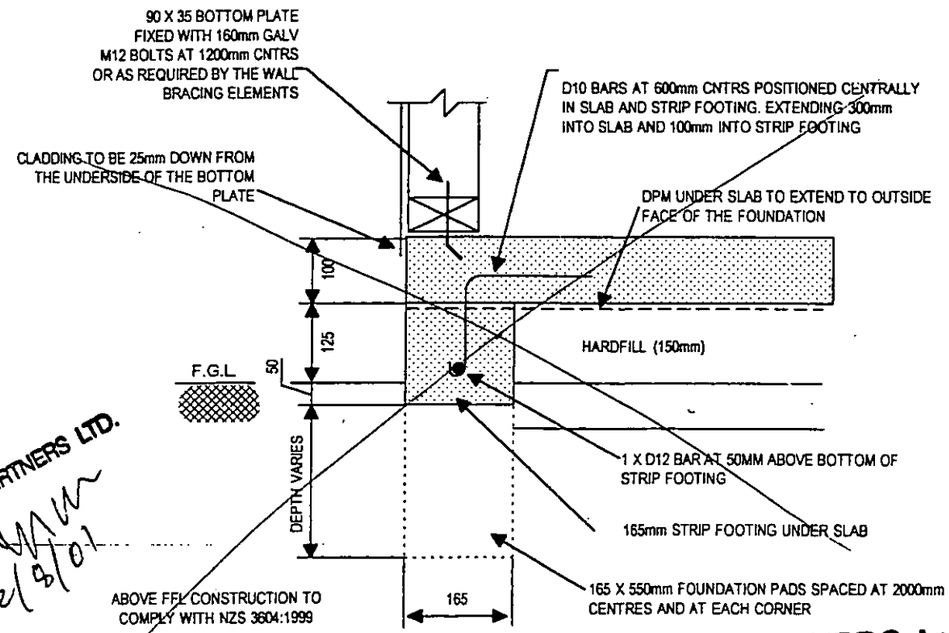
6 X 6 PLAN
(DISTORTED SCALE)



6 X 9 PLAN
(DISTORTED SCALE)



TYPICAL GARAGE FOUNDATION
(DISTORTED SCALE)



TYPICAL HABITABLE BUILDING FOUNDATION
(DISTORTED SCALE)

DAVIDSON PARTNERS LTD.
21/8/01

NPDC Approved
21 OCT 2005

VERSATILE BUILDINGS
84 Grove Road, Blenheim
PH: (03) 578 8780
634 Devon Road, New Plymouth
PH: (06) 757 3980

Proposed Building for:

GARAGE / HABITABLE DWELLING
FOUNDATION DETAILS

Scale: As Shown
Date: 1st Aug 2001
Drawn By: MJB

BUILDING CONSENT

113529A

PROPERTY ID **013251**

ID 013251

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Application No: BC12/113529
Related Pim Application No: PIM12/113528

Date Received: 19/06/2012
Name: Stephen Dixon KANE, Jane Heather ALLAN
Address: 98 A Mangorei Road
NEW PLYMOUTH 4601

Legal No: LOT 1 DP 9603
Property ID: 13251

Category: RESI

Residential/Farm - install downstairs shower

		More info required	Applicant notified	Application correct
BC: **Approvals**:				22-6-12
Engineer : Time:				
BWOF: if required	Yes			
Pool Fencing:	Yes			
PIM issue				Issued 20-6-12
Other				

Amendments

FILE COMPLETE
CCC TO BE ISSUED

Approved 22/6/12

Not Approved

COMPLIANCE CHECKLIST FOR MINOR WORK

	Location	Height in relation to boundaries	SIGNS	N/A	YES	NO	External Consultant
B1	Ground conditions.	Fill					
	Foundations.	Size.					
	Steel.	Size & placement.					
	Connections.	Bolting. Fixings.					
B2	Durability	Supports, fixings					

			WOODBURNER	N/A	YES	NO	External Consultant
	Position	Location marked on plans					
B1	Structure	Seismic restraint					
B2	Durability	5 / 15 year.					
C	Outbreak of fire	Inbuilt/chimney Freestanding					
		Fire box opening sizes.					
		Hearth sizes					
		Chimney size					
F7	Warning system	Smoke alarms					
G12	Water supply	Wetback Temp / valve Cyl. /height					

			DEMOLITION	N/A	YES	NO	External Consultant
	Site	Location shown on plans					
	Old effluent tank on site	Fill or remove					

			SEWER CONNECTION	N/A	YES	NO	External Consultant
	Location	Check site plan for entry point					
		Pipe size					
		Not over boundary					

			MINOR PLUMBING INTERNAL	N/A	YES	NO	External Consultant
	Location	INTERNAL	FOR THE MOST PART.		✓		
	Pipe sizing	40mm			✓		
	Length		G13 AS1 FIG 5 ADDED RE: AAV REQUIREMENT		✓		
	vent				✓		
G13	System	BY DEFAULT	40mm WASTE NOMINATED		✓		
NZ 3500	System			✓			
G12	Water supply	EXISTING			✓		
B1 B2 E3			75×50 H3 FRAMING OKAY. SHOWER CUBICLE NOMINATED		✓		

IMPORTANT NOTE: This is a guide and check list for office use or on-site by people who have ready access to & are familiar with the Approved Documents and the various Standards & Publications to which they refer.

22-6-12

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

COVER SHEET

Application No: **BC12/113529** Date Received: 19/06/2012
Related: Application No: **PIM12/113528**

Stephen Dixon KANE, Jane Heather ALLAN
98 A Mangorei Road
NEW PLYMOUTH 4601

LOT 1 DP 9603
Assessment: 11680/716.00 Property ID: 13251

Primary Group: Project Information Memorandum
Primary Category: Residential/Farm
Subcategory: Internal Dwelling Alterations

Residential/Farm - install downstairs shower

ENVIRONMENTAL HEALTH	Not Approved	Approved
Info pack	Date:	Date:
SOM (no inspection)		
SOM Release		

DEVELOPMENT ENGINEER	Not Finished	Finished
Memorandum of Encumbrance		✓
SOM (no inspection)		
SOM Release		
Development Contribution	Date:	Date: 20/6/12

PLANNING	Not Approved	Approved
NES		✓
Monitoring Fee Applies		
RMA Certificate		
RC Granted	Date:	Date: 21/6/12

PIM CO-ORDINATOR	Inputted	Issued
Sent Letter to NZHPT	Date: 20/6/2012	Date: 21/6/12 ✓

Project Information Memorandum

Only include information relevant to this project – complete prior to processing

PIM Details	Data checked & inputted
PIM Co-ordinator:	
MEMOS NO MEMOS	
NO RLC	
NO HERITAGE	
Development Engineer:	
Environmental Health:	
Planning:	

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

FORM
Application Cover Page
(Required with all other forms)

1. Property details

1a. Site address (Specify unit/level number, location of building within site /block number, building name and street name): 98A Mangorei Road, New Plymouth

1b. Current lawfully established use: Residence

1c. Legal description: Lot 1 DP 9603

1d. Rapid number: —

2. Property owner details

2a. Name in full: STEPHEN Dyson ✓ KANE + Jane Heather Allan

2b. Contact person (If owner is a corporation, partnership or trust): AS ABOVE OR JANE ALLAN-

2c. Postal address: 98A MANGOREI ROAD., STRANDON. 4312

2d. Contact details: Phone: 06 757 3507; Mobile: ; Fax:

2e. Email: kane.steve@clear.net.nz

3. Payer details

3a. Required for invoice: ○ Applicant Proceed to 4 ☑ Owner Proceed to 4 ○ Other If other please provide details below

3a. Name in full:

3b. Postal address:

4. Description of project

4a. Detailed description of the development/ project: Install shower cubicle in downstairs area of house. Add instant gas-fired hot water heater. Tie shower waste to drain, supply with Hot & Cold supplies.

4b. Will business activities take place when building is completed? ○ Yes ☑ No

Liardet Street, Private Bag 2025, New Plymouth 4342, NZ. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

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4. Council applications for this project

OFFICE USE

	Application attached	Have applied already (Write application no. if known)	Information provided
a. Common applications			
Project Information Memorandum (PIM)	☑		○
Building consent	○		○
Vehicle crossing	○		○
Encroachment licence	○		○
Land use resource consent	○		○
Subdivision resource consent	○		○
Sewer connection/disconnection	○		○
Stormwater connection/disconnection	○		○
Water connection/disconnection	○		○
b. Non-residential applications			
Discharge of trade waste consent	○		○
Liquor licence	○		○
Food premise licence	○		○
Health act licence *(Hairdressing, Camping ground, Funeral parlour, Offensive trade)*	○		○
c. Other project authorisations			
Fencing of swimming pools registration	○		○
Building over council reticulation	○		○
Craneage permit	○		○
d. Other project requirements			
Rapid number	○		○
Parking hood rental	○		○
Refuse collection	○		○
Existing street damage declaration	○		○

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NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

NEW BUILDING WORK

BUILDING INSPECTION CHECKLIST

Building Code Compliance

Read today		Property Details	98A Mangorei Rd NP	Consent Number	113529
Customer	Jane Allan	Phone Number	211361273	Name of person on site	SG Plumbing and J Allan
Inspection Date: 13-Jul-12	**Inspection Details: First and final inspection for minor work : new basement shower with pipework, new infinity gas heater, new drain connection to ASNZS 3500 from shower to connect to existing drain outside on the West side of the building**			**Restricted Building work:** **LBP Name & Licence No:**	**????**
Call Details	plumbing and drainage inspection (502122)		*PREVIOUS OUTSTANDING ITEMS*		N/A
Comments / Photos					

Shower in place, water connected and on working pressure, hot pipes insulated, drain and waste connected.
House has complying smoke detectors. (All OK)

Please provide gas certification certificate
Application for CCC recieved

FINAL OUTCOME:	CCC may be issued subject to internal audit	Next likely Inspection:	No further site inspections required
Inspection notice Issue date: Friday, 13 July 2012		Inspection took:	25 Mins

Inspection Performed by: **Don Baker**

Signature:

Sign

Clear

Save As

© New Plymouth District Council 2004

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ, Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouth.com

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

FORM
Application for Code Compliance Certificate
Form 6, Section 92, Building Act 2004

1. The building consent

1a. Building consent no. BC12/113529

Site address 98A MANGOREI ROAD, NEW PLYMOUTH

1b. Issued by
- ◯ New Plymouth District Council
- ◯ Other - please specify

2. Property owner details

2a. Owner details
- ✓ Have not changed since the building consent was lodged — Proceed to section 3
- ◯ Have changed since the building consent was lodged — Complete 2b and 2c

2b. Name STEPHEN DIXON KANE & JANE HEATHER ALLAN

Contact person (If owner is a corporation, partnership or trust)

Postal address 98A Mangorei Road, New Plymouth.

Contact numbers (06) 757 3507 (Phone) (021) 136 1173 (Mobile) ( ) (Fax)

Email drjaneallan@gmail.com

2c. Evidence of ownership attached (Only required if ownership has changed)
- ◯ Certificate of title (copy)
- ◯ Sale and purchase agreement
- ◯ Lease agreement
- ◯ Other document showing full name of legal owner(s), such as a rate instalment notice

3. Applicant details

3a. I am the
- ✓ Property owner — Proceed to 3b
- ◯ Lessee — Provide details below
- ◯ Agent — Authorised by owner/lessee, Provide details below

Name AJ Arbuc

Postal address

Contact numbers ( ) (Phone) ( ) (Mobile) ( ) (Fax)

Email

3b. Preferred means for formal correspondence
- ✓ Mail
- ✓ Email
- ◯ Fax

Please turn over

OFFICE USE ONLY

Date received 13-7-12 | File Ref RG-02-10-03 | Application # BC/12/113529

Received by | Document #

Property ID 13951 | Land ID

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4. Attachments

The following documents are attached to this application:

- ◯ Certificates from the personnel who carried out the work.
- ◯ Certificates that relate to the energy work.
- ◯ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.

5. Key personnel

Designer	Name/registration no.		
	Contact details Address		
	Phone/email	( )	
Builder	Name/registration no.		
	Contact details Address		
	Phone/email	( )	
Drainlayer	Name/registration no.		
	Contact details Address		
	Phone/email	( )	
Plumber	Name/registration no.	S. G PLUMBING	
	Contact details Address		
	Phone/email	(027 230 7578	Spen.plumber@xtra.co.nz tel: 751 2687
Gasfitter	Name/registration no.	S.G. PLUMBING	
	Contact details Address	AS ABOVE.	
	Phone/email	( )	
Electrician	Name/registration no.		
	Contact details Address		
	Phone/email	( )	
Other	Name/registration no.		
	Contact details Address		
	Phone/email	( )	

6. Application

6a. Date building work completed:

6b. The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

6c. I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner.

Signature — Date: 13/7/12

STEPHEN KANE.

Name (print clearly)

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Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 98 A Mangorei Road NEW PLYMOUTH 4601
Legal Description of land where building is located: LOT 1 DP 9603
Current, lawfully established use: Dwelling
Year first constructed: Circa 1940s

The Owner

Name of owner: Stephen Dixon Kane, Jane Heather Allan
Contact Person: Stephen Dixon KANE
Mailing Address: 98A Mangorei Road
NEW PLYMOUTH

Phone number: (Bus.) 06 757 3507
(Pvt.) 021 136 1273
Email address: drjaneallan@gmail.com

Building Work

Building Consent number:	**BC12/113529**
Description of work:	**install downstairs shower**
Issued by:	New Plymouth District Council

Code Compliance

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

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 30 July 2012

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Project File Checklist

Building Consent No: BC 113529

1. Pre-CCC Audit Checklist

This is a checklist for ensuring that building consents are ready for issue of code compliance certificate subject to payment of fees and charges. This form is to be completed by an authorised NPDC Officer. After completion, the project file is now passed to Building Administration for fees check and CCC issue.

	Reviewed	Not Applicable
Application for CCC	☑	☐
Energy Certificates - Gas	☑	☐
- Electrical	☐	☑
As-built drainage plan	☐	☑
Producer statements – list below	☐	☑
	☐	☑
	☐	☑
Fire services inspection certificate	☐	☑
Compliance Schedule items completed	☐	☑
All inspections recorded	☑	☐
All inspection requests addressed	☐	☑
All amendments approved and completed	☐	☑
All building consent conditions met	☐	☑
Memorandum from LBP: Record of building work	☐	☑

Comments ☐ *Please turn over.*

Name: D Baker Signature: D Baker Date: 25.7.12

2. Building Consent Application Document Checklist

This checklist is for recording the documents handed over to Administration Services Team in compliance with s16.2, Building Regulations and s238, Building Act 2004.

	Attached	Not Applicable
Building Consent Application Form	☑	☐
PIM copy	☑	☐
Building Consent copy	☑	☐
RMA Certificate copy	☐	☑
Amendments (Application form, checklists and plans)	☐	☑
CCC Audit Checklist and contents	☑	☐
Code Compliance Certificate copy	☑	☐
Compliance Schedule issued	☐	☑
Inspection Checklists	☑	☐
Plans - Specification	☑	☐
- Calculation	☐	☐
- Superseded plans	☐	☑
Correspondence - Letters	☐	☑
- Invoice	☐	☑
Memorandum from LBP: Certificate of design work	☐	☑
Certificate for Public Use	☐	☑
Waiver Certificate	☐	☑

Name: Talimoni Signature: Date: 30-7-12

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YOUR INSPECTIONS FOR THIS BUILDING PROJECT (BC No.: BC12/113529)

When replying please quote: DM:1320666 - BC12/113529
Property ID: 13251

22 June 2012
Owner/Applicant: Stephen Kane

Property Address: 98 A Mangorei Road NEW PLYMOUTH 4601
Project Description: Residential/Farm - install downstairs shower

This schedule indicates the types of inspections that your building work must comply with before a code compliance certificate (CCC) can be issued. Otherwise, a notice to fix may be issued. The number of inspections that your project needs can depend on how you intend to carry out the building work.

The inspections required for your building project are:

- Pre-line (framing and plumbing) inspection.
- Final inspection.

Note: Further inspections may be required by the inspector.

Reminder

- **Requesting an inspection.** Bookings may fill up two or more days in advance. Requests for inspection must be booked as soon as you know that you will be ready. Having your representative and consent plans and documentation on-site during the inspection will enable the inspector to discuss the issues directly, thus avoiding delays.
- **Inspection fees.** Additional costs incurred due to extra inspections, late cancellations or other related services must be paid before the issue of a CCC.
- **Issue of CCC.** When you have completed your building work, you must submit your application for a CCC. A copy of the form is included in this package.

Signed for and on behalf of New Plymouth District Council

John Hudson
Coordinator Building Consents

Plumbers, Gasfitters and Drainlayers Board

GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Level 9, 70 The Terrace
PO Box 10655, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: Jean Ellen
Installation Address: 98A Mangorei Road
Strandon
New Plymouth 4312

Vehicle Registration:
Vessel Registration:

Certificate Number: **699819**
Gas Supplier:
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: NG

Certification Date: 19 Jul 2012

Test Results: 20 min Duration
10.00kPa test pressure
0.00kPa Loss / Gain
2.75kPa Working pressure

Other Testing:

Test Date: 19 Jul 2012

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Water heater continuous flow	Rear Wall on Chimmny	Rheem27	205 mj/hr	Fan Assisted Flue (Common)		Natural	

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

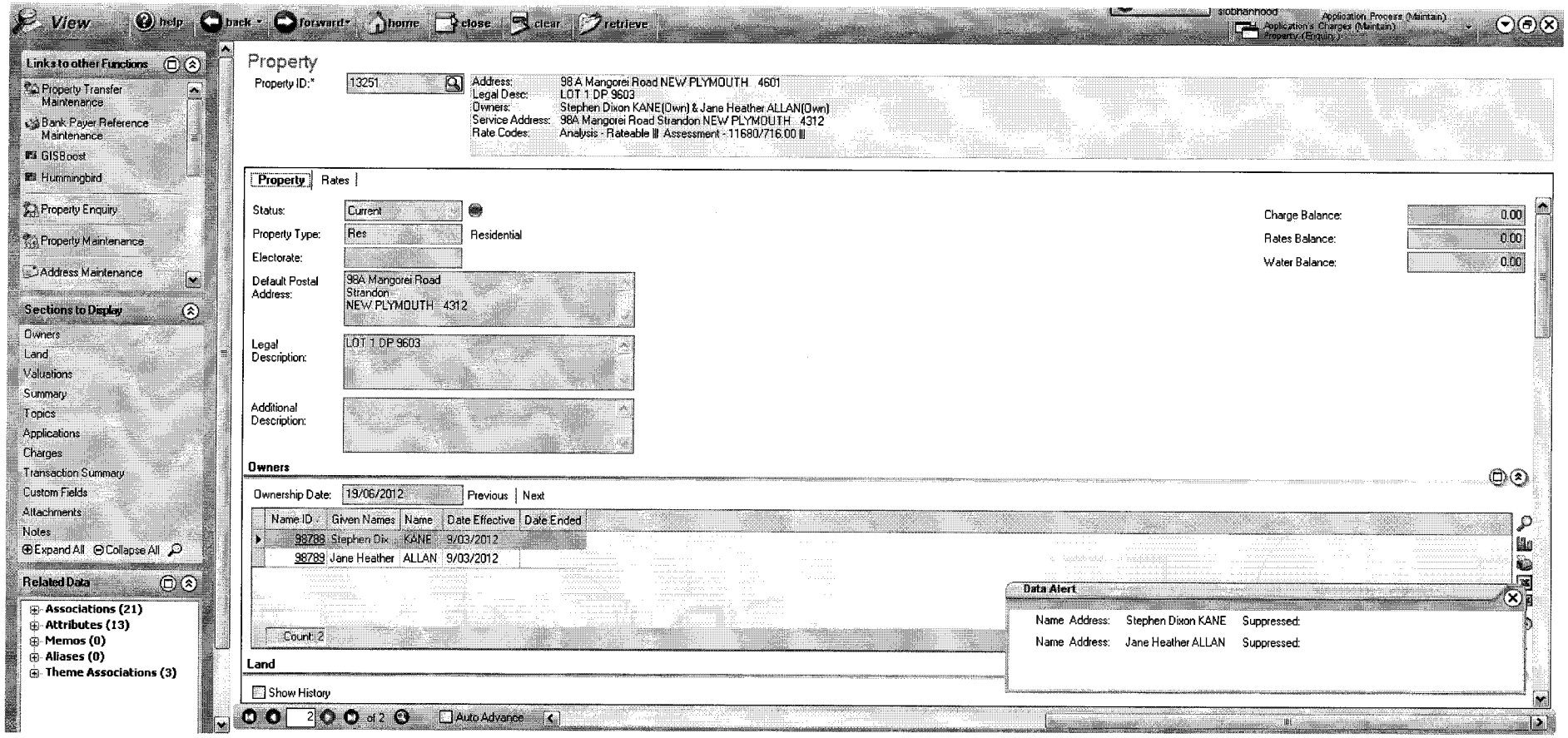
Signed: Lewis Roach

Certifier
Authorisation No: 11359
Name: Roach, Lewis Harrison

Installer(s) supervised by certifier
Authorisation No:
Name:

Authorisation No:
Name:

Certificate Owner
Authorisation No: 11359
Name: Roach, Lewis Harrison
Company:


View
help
back
forward
home
close
clear
retrieve
siobhannood
Application Process (Maintain)
Application Charges (Maintain)
Property (Enquiry)
Links to other Functions
Property Transfer Maintenance
Bank Payer Reference Maintenance
GISBoost
Hummingbird
Property Enquiry
Property Maintenance
Address Maintenance
Sections to Display
Owners
Land
Valuations
Summary
Topics
Applications
Charges
Transaction Summary
Custom Fields
Attachments
Notes
Expand All
Collapse All
Related Data
Associations (21)
Attributes (13)
Memos (0)
Aliases (0)
Theme Associations (3)
Property
Property ID:*
13251
Address: 98 A Mangorei Road NEW PLYMOUTH 4601
Legal Desc: LOT 1 DP 9603
Owners: Stephen Dixon KANE(Own) & Jane Heather ALLAN(Own)
Service Address: 98A Mangorei Road Strandon NEW PLYMOUTH 4312
Rate Codes: Analysis - Rateable Assessment - 11680/716.00
Property
Rates
Status:
Current
Property Type:
Res
Residential
Electorate:
Default Postal Address:
98A Mangorei Road
Strandon
NEW PLYMOUTH 4312
Legal Description:
LOT 1 DP 9603
Additional Description:
Charge Balance:
0.00
Rates Balance:
0.00
Water Balance:
0.00
Owners
Ownership Date:
19/06/2012
Previous
Next
Name ID
Given Names
Name
Date Effective
Date Ended
98788 Stephen Dix KANE 9/03/2012
98789 Jane Heather ALLAN 9/03/2012
Count: 2
Data Alert
Name Address: Stephen Dixon KANE Suppressed:
Name Address: Jane Heather ALLAN Suppressed:
Land
Show History
2
of 2
Auto Advance

AHQ

DOMESTIC/FARM

Owners Name(s): Stephen Kane + Jane Allan

Total Value: 3,900.

Total Base Fee: 417

B Research Levy:

DBH Levy:

Accreditation Fee: 5.07

Total: 422.07

Paid ✓

Receipt No 285180

To be invoiced Yes (No)

Signature

Development contributions may apply to some projects

Payer: Owner

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Building Consent No: BC12/113529
Section 51, Building Act 2004

Building
Street address of building: 98 A Mangorei Road NEW PLYMOUTH 4601
Legal description of land where building is located: LOT 1 DP 9603
Building name: Dwelling

Owner
Name of owner: Stephen Dixon KANE, Jane Heather ALLAN
Applicant: Stephen Dixon KANE
Applicant contact address: 98A Mangorei Road, New Plymouth

Phone (private): (06) 757 3507

Building work
The following building work is authorised by this consent:

Project: Install Downstairs Shower

Intended use: Residential

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Additional Conditions
There are no conditions relating to this Building Consent.

---

1. **Inspections**
   All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

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

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

4. **Lapse and Cancellation of Consents**
   A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

5. **Additional Costs**
   Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.

6. **Completion of Building Project**
   A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule
A Compliance Schedule is not required for the building.

Coordinator Building Administration

Date: 25 June 2012

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Development Check Report for Building Consent

Application details

Dev Check No: PIM12/113528
Building Consent No: BC12/113529
Date report issued : 20 June 2012
Date application lodged : 19 June 2012

Applicant's details

Name : Stephen KANE
Address : 98 A Mangorei Road
NEW PLYMOUTH 4312

Date new information received :
Reason for re-issue :

The Council has received a building consent application for the following project. This report identifies matters that are relevant to the proposed building work. Please note that this is not a building consent or a project information memorandum (PIM).
You are encouraged to read this document as it contains information that may require revision of the design of the project, provision of additional information or approval under the Resource Management or other statutory approvals.
When sending correspondence regarding this application, please quote: PIM12/113528

Project description

Description : Residential/Farm - install downstairs shower

Intended use : Alteration
Intended life : Not less than 50 years
Floor area : 1m2

Property details

Legal description : LOT 1 DP 9603

Address: 98 A Mangorei Road
NEW PLYMOUTH

Property owner details

Name: Stephen Dixon KANE, Jane Heather ALLAN

Address: 98 A Mangorei Road
NEW PLYMOUTH

The impact on the proposed project

This is confirmation that, subject to the Building Act 2004, this building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained.

Other applications relevant to the project. Refer to attached guide(s).

If after reading this document, you wish to suspend your building consent application, please send a written confirmation to the Council. Otherwise, you may be charged for additional processing time due to re-evaluation of your proposed building work.

Signed for and on behalf of New Plymouth District Council

Development Check Co-ordinator

Development Check Report for Building Consent

Section 1: Property information related to this project

Section 1.1 - Heritage status of the building and / or land

No Information - Heritage

There is no information held by the Council applicable to the project.

Section 1.2 Special features of the land (Natural Hazards)

Wind Zone Information

Wind zone values are site specific and designers are advised to calculate the wind zone using the NZS 3604:2011 method.

This requires wind regions, lee zones, ground roughness, site exposure, and topographic class to determine the wind zone.

Section 1.3 - Water, Stormwater and Reticulation Sewer Systems

No Information - Sewer

There is no information held by the Council applicable to the project.

No Information - Water

There is no information held by the Council applicable to this project.

No information - Stormwater

There is no information held by the Council applicable to the project.

Section 2: Other authorisations needed for this Project

No comments applicable to the project.

Section 3: Authorisations for this project that have been refused

No comments applicable to the project.

Section 4: Building Consent Matters

No comments applicable to the project.

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Restricted Building Work
Building Act 2004

Please complete this form if you are carrying out restricted building work.

Will the building work include any restricted building work? ( ) Yes (✓) No

If Yes, please provide the following details of all licensed building practitioners (LBPs) who will be involved in carrying out or supervising the restricted building work. If these details are unknown at the time of the application, they must be supplied to New Plymouth District Council before the work begins.

Name	Licensing class	LBP Number/Registration Number

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Date received		*File reference*	RG-02-10-03	*Application #*	
Received by		*Document #*		*Receipt #*	
Property ID		*Land ID*		*Amount paid*	$

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Acceptance

Plumbing and Drainage only checklist
PIM and Building Consent

How to use this checklist

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

✓ All items on this checklist must be ticked to show that they are either provided (**P**) or are not applicable to your project (**N/A**).

Later, additional information may be requested during the processing of your building consent to confirm compliance with the Building Code. Processing time will be suspended until information is received.

Applicant use — *P - Information provided* — *N/A - Not applicable to this project*

P	N/A		
		1.	**Minimum building consent application documentation**
✓	○	a	Complete application forms.
○	○	b	**Two full sets** of plans and specifications.
○	○	c	**One site/location** plan showing complete floor area (m^2) and cladding elevations.
○	○	d	All plans drawn to a recognised metric scale; include a north arrow; and drawn in black ink (not pencil or red pen).
		2.	**Site/location plan**
○	○	a	Dimensions of all boundaries, distances between new drainage work and boundaries.
○	○	b	Outline of existing buildings identifying use.
○	○	c	Street name and number.
○	○	d	Service locations indicated (drainage, sewer, gas etc).
		3.	**Floor plan**
✓	○	a	Floor plan for each area affected by plumbing and drainage work and the use of each area.
○	○	b	Door and window lintel sizes indicated.
○	○	c	Smoke detectors indicated (must be in or within 3m of each bedroom).
		4.	**Plumbing and drainage**
✓	○	a	Nominate plumbing/drainage design standard (eg. AS/NZS 3500 or G13).
✓	○	b	Drainage layout including the council's service connections, collection tanks, and storm water disposal.
✓	○	c	Location of fixtures/features and hot water system type and location.
○	○	d	If the building has plumbing fixtures on an upper level, provide clear layout drawings showing wastes, pipes and falls, e.g., an isometric layout.
○	○	e	On-site wastewater disposal design.
○	○	f	Engineer's certificate.
P	N/A	**5.**	**Specifications**
			Specifications must be relevant to the particular buildings and to the plans submitted. They must give a full description of the type, size and grade of materials to be used and the method of construction.
○	○	a	Relevant plumbing specifications.
○	○	b	Any building work outside the scope of New Zealand Standards.
P	N/A	**6.**	**Other supporting documentation or plans**
○	○		This is a generic checklist to cover a range of projects. Please provide any other information that may be specific to your project or site that has not been covered in the above items.
		7.	**Tick method of payment**
			○ cash/cheque/eftpos ○ pre-approved account customer

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Further information required? Y / N

Application accepted? Y / N

Further information provided? Y / N

Date of acceptance 9/6/12

Officer

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FORM Application for PIM and/or Building Consent

Form 2, Sections 33 or 45, Building Act 2004

This form must be accompanied by an Application Cover Page Form.
Fill this form out with the assistance of the Application Guide for Building Projects.

1. Applicant details

1a. I am the
- (✓) Property owner — As stated on the Application Cover Page Form. Proceed to 1b
- ( ) Lessee — Provide details below
- ( ) Agent — Authorised by owner/lessee. Provide details below

Name: STEPHEN KANE

Postal address: 98A MANGOREI ROAD
STRANDON, NEW PLYMOUTH, 4312

Contact numbers: Phone 06 757 3507 | Mobile | Fax

Email: kane.steve@clear.net.nz

1b. Preferred means for formal correspondence
- ( ) Mail
- (✓) Email
- ( ) Fax

1c. Evidence of ownership attached
- ( ) Certificate of title (copy)
- ( ) Sale and purchase agreement
- ( ) Lease agreement
- (✓) Other document showing full name of legal owner(s), such as a rate instalment notice

1d. I request that you issue the following approval(s) for the building work described in this application
- ( ) Project information memorandum — Complete sections 2, 3 and 8
- (✓) Building consent — Complete section 2, and sections 4 to 8
- ( ) Major Amendment — Complete sections 4 to 8

BC (existing Building Consent number)

2. The project

Description of the building work

2a. Type of work
- ( ) New building
- (✓) Alteration
- ( ) Log fire
- ( ) Addition
- ( ) Relocation
- (✓) Plumbing and drainage only
- ( ) Demolition/Removal
- ( ) Re-pile existing building

2b. Category of work
- (✓) Residential
- ( ) Outbuilding/ancillary
- ( ) Milking shed
- ( ) Commercial/ Industrial/ Community
- ( ) Replacement or upgrade of on-site waste disposal (septic tank)

2c. Will the building work result in a change of use of an existing building?
- ( ) Yes
- (✓) No

Current use: Res
Intended use: " "

2d. Year building first constructed: 1949.

2e. Floor area — Total floor area affected by building work: 1 m²

2f. The completed building will be:
- ( ) Single storey, single unit building
- ( ) Multi-storey or multi-unit building - please specify
  - Number of units
  - Number of storeys

RECEIVED 11.50 Stead 19 JUN 2017

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Date received	19/6/17	File Ref	RG-02-10-03	Scale Code	PIM	Application #	AMN
Received by	Solman	Document #		Planning/EH requirements?	Y / N	Application #	PIM 17 / 113528
Property ID	132951	Owner ID	8788	Relevant planning/EH forms provided? To council/customer	Y / N / A	Application #	BC 17 / 113529
Land ID	44961	Invoiced or Receipt #	285180			Amount paid	$ 422.07

MR # 34383

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2. The project - continued

2g. Intended life of the building

- [x] Indefinite but not less than 50 years
- [ ] Less than 50 years - please specify _____ years

2h. Estimated value of the building work

$ 3900 including GST

The estimated value comprises all materials and labour costed at current market values. This may be checked against published industry costings.

2i. Have any PIM and/or building consents been issued previously for this project?

- [ ] Yes
- [x] No

Provide details below

Consent issued by	Date of consent	Consent number

3. Project information memorandum - do not fill in this section if the application is for a building consent only

The project involves

- [ ] Land undergoing subdivision, where title has not yet been issued.
- [ ] Alterations to land contours.
- [ ] New or altered connections to public utilities (water/stormwater/sewer).
- [ ] New or altered locations and/or external dimensions of buildings.
- [ ] Building work over, or adjacent to, any road or public place.
- [ ] Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains.
- [ ] New or altered access for vehicles.
- [ ] Disposal of stormwater and wastewater.
- [ ] Other matters known to the applicant that may require authorisations from the council - please specify.

4. Building consent - do not fill in this section if the application is for a project information memorandum only

The following plans and specifications are attached to this application:

- [ ] **Two full sets** of plans and specifications. Refer acceptance checklist.
- [ ] **PLUS one set showing:**
  - [ ] Site/location plan.
  - [ ] Complete floor plan and floor area (m^2) shown.
  - [ ] Cladding elevations.
- [ ] Other - please specify.

5. Privacy statement

Information on these forms is required to be provided under the Acts, Regulations and bylaws administered by council and is required to process your applications. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the council, council's approved contractors, Department of Building and Housing, Building Research Association of New Zealand, Statistics New Zealand and other government agencies.

Under the Privacy Act 1993, you have the right to access the personal information held about you by the council and you can also request that the council correct any personal information it holds about you.

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6. Compliance with New Zealand Building Code - do not fill in this section if the application is for a PIM only

Clause
Tick relevant building code clauses

Means of compliance
Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.
If not applicable, write N/A

Clause	Means of compliance				Alternative solutions
○ **B1** Structure	B1/AS2	NZS 4229	NZS 3604	AS/NZS 1170	
○ **B2** Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	
○ **C** Fire safety	C/AS1				
○ **D1** Access routes	D1/AS1		NZS 4121		
○ **D2** Mechanical installations for access	D2/AS1		NZS 4322	EN/81	
○ **E1** Surface water	E1/AS1		AS/NZS 3500		
○ **E2** External moisture	E2/AS1		Specific design		
○ **E3** Internal moisture	E3/AS1				
○ **F1** Hazardous agents on site	F1/AS1				
○ **F2** Hazardous building materials	F2/AS1		NZS 4223		
○ **F3** Hazardous substances and processes	F3/AS1				
○ **F4** Safety from falling	F4/AS1		Fencing of Swimming Pools Act		
○ **F5** Construction and demolition hazards	F5/AS1				
○ **F6** Visibility in escape routes	F6/AS1				
○ **F7** Warning systems	F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	
○ **F8** Signs	F8/AS1				
○ **G1** Personal hygiene	G1/AS1				
○ **G2** Laundering	G2/AS1				
○ **G3** Food preparation and prevention of contamination	G3/AS1				
○ **G4** Ventilation	G4/AS1	AS 1668.2			
○ **G5** Interior environment	G5/AS1				
○ **G6** Airborne and impact sound	G6/AS1				
○ **G7** Natural light	G7/AS1				
○ **G8** Artifical light	G8/AS1		NZS 6703		
○ **G9** Electricity	G9/AS1				
○ **G10** Piped services	G10/AS1		NZS 5261		
○ **G11** Gas as an energy source	G11/AS1				
○ **G12** Water supplies	G12/AS1		AS/NZS 3500.2	AS/NZS 3500.5	
○ **G13** Foul water	G13/AS1	AS/NZS 3500.2	AS/NZS 1547		
○ **G14** Industrial liquid waste	G14/AS1				
○ **G15** Solid waste	G15/AS1				
○ **H1** Energy efficiency	H1/AS1	NZS 4214	NZS 4218 ALF design manual	NZS 4243	

Use this box if you need more space to detail how you propose to comply with the building code.

Waiver/modification required
State nature of waiver or modification of building code clause required. A seperate application is required. See "application for waiver and modification" - APP-BCA-013-F.

Please turn over

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7. Compliance schedule - do not fill in this section if the application is for a project information memorandum only

☑ There are no specified systems identified as part of this application - Proceed to section 8.

○ The specified systems for the building are indicated below:

Removed	New	Existing	Altered		
○	○	○	○	SS1	Automatic systems for fire suppression (e.g. sprinkler systems).
○	○	○	○	SS2	Automatic or manual emergency warning systems for fire or other dangers.
○	○	○	○	SS3	Electromagnetic or automatic doors or windows (e.g., ones that close on fire alarm activation).
○	○	○	○		SS3/1 Automatic doors.
○	○	○	○		SS3/2 Access controlled doors.
○	○	○	○		SS3/3 Interfaced fire or smoke doors or windows.
○	○	○	○	SS4	Emergency lighting systems.
○	○	○	○	SS5	Escape route pressurisation systems.
○	○	○	○	SS6	Riser mains for use by fire services.
○	○	○	○	SS7	Automatic backflow preventers connected to a potable water supply.
○	○	○	○	SS8	Lifts, escalators, travelators or other systems for moving people or goods within buildings.
○	○	○	○		SS8/1 Passenger carrying lifts.
○	○	○	○		SS8/2 Service lifts.
○	○	○	○		SS8/3 Escalators and moving walks.
○	○	○	○	SS9	Mechanical ventilation or air-conditioning systems.
○	○	○	○		SS9/1 Air conditioning systems.
○	○	○	○		SS9/2 Ventilation systems.
○	○	○	○		SS9/3 Fire/smoke dampers.
○	○	○	○	SS10	Building maintenance units providing access to exterior and interior walls of buildings.
○	○	○	○	SS11	Laboratory fume cupboards.
○	○	○	○	SS12	Audio loops or other assistive listening systems.
○	○	○	○		SS12/1 Audio loops.
○	○	○	○		SS12/2 FM radio frequency systems and infrared beam transmission systems.
○	○	○	○	SS13	Smoke control systems.
○	○	○	○		SS13/1 Mechanical smoke control.
○	○	○	○		SS13/2 Natural smoke control.
○	○	○	○		SS13/3 Smoke curtains.
○	○	○	○	SS14	Emergency power systems for or signs relating to, a system or feature specified for any of the above systems or features.
○	○	○	○		SS14/1 Emergency power systems.
○	○	○	○		SS14/2 Signs.
○	○	○	○	SS/15	Other fire safety systems or features.
○	○	○	○		SS15/1 Systems for communicating spoken information intended to help evacuation.
○	○	○	○		SS15/2 Final exits (as defined in the Building Code).
○	○	○	○		SS15/3 Fire separations (as defined in the Building Code).
○	○	○	○		SS15/4 Signs for communicating information intended to help evacuation.
○	○	○	○		SS15/5 Smoke separations (as defined in the Building Code).

8. Applicant's declaration

I understand that as the applicant, the Council will send all invoices for fees to the fee payer, and that all correspondence related to the application will be sent to me.

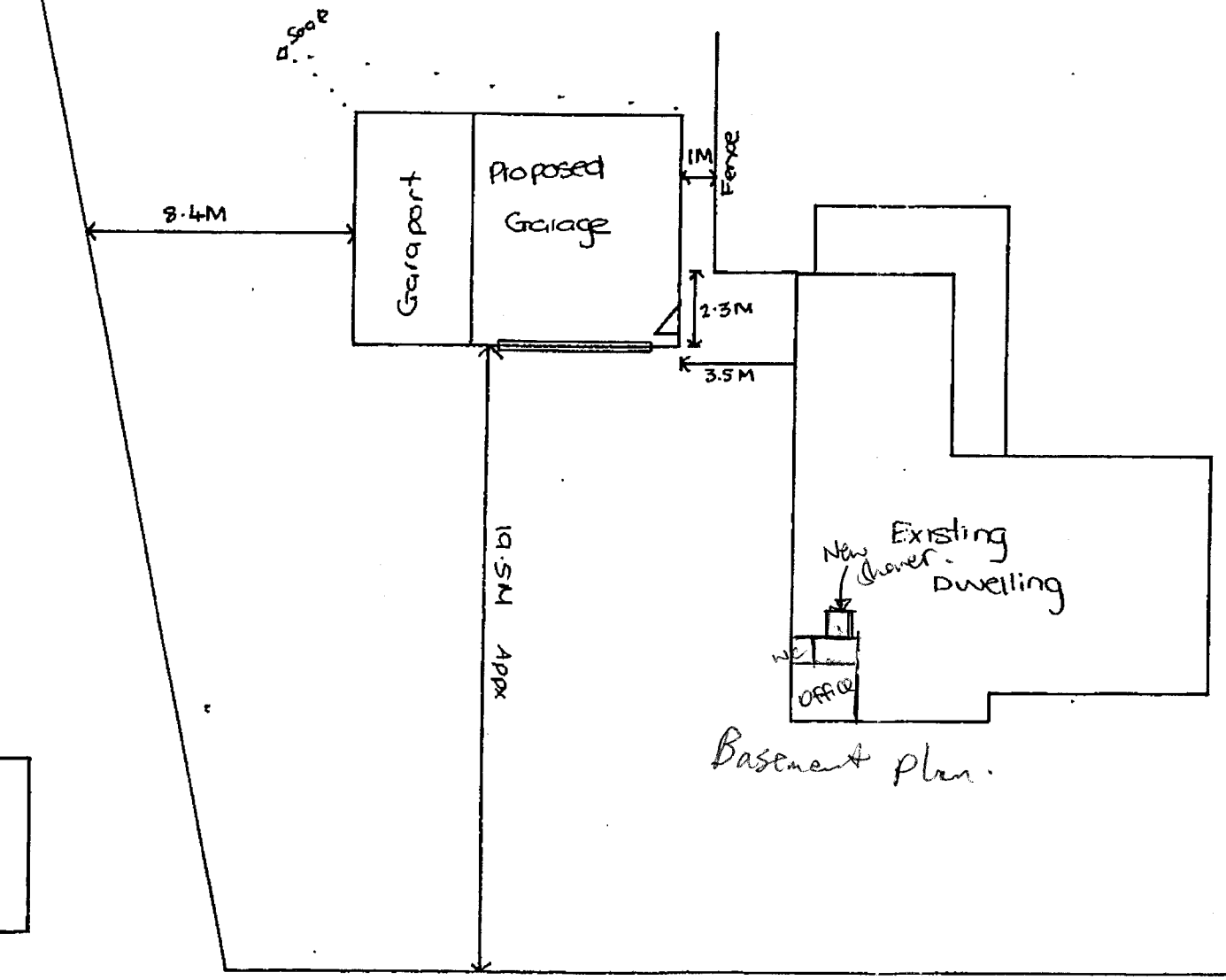
I confirm that I have read and understood the privacy statement on page 2, and that the information provided on this application form is true and correct.

Signature: [signature] Date: 17/6/12

Name (print clearly): STEPHEN KANG

© New Plymouth District Council 2011

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



NPDC Approved
22 JUN 2012

NPDC CUSTOMER COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications.
Approved..... Date 22/6/12
BC12/113529

SITE DETAILS

LOT: 1
DP: 9603
CT:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT VB2000

VERSATILE BUILDINGS
HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

PROJECT TITLE
Proposed Building for:
Graeme + Elaine Campion
98a Mangorei Road New Plymouth

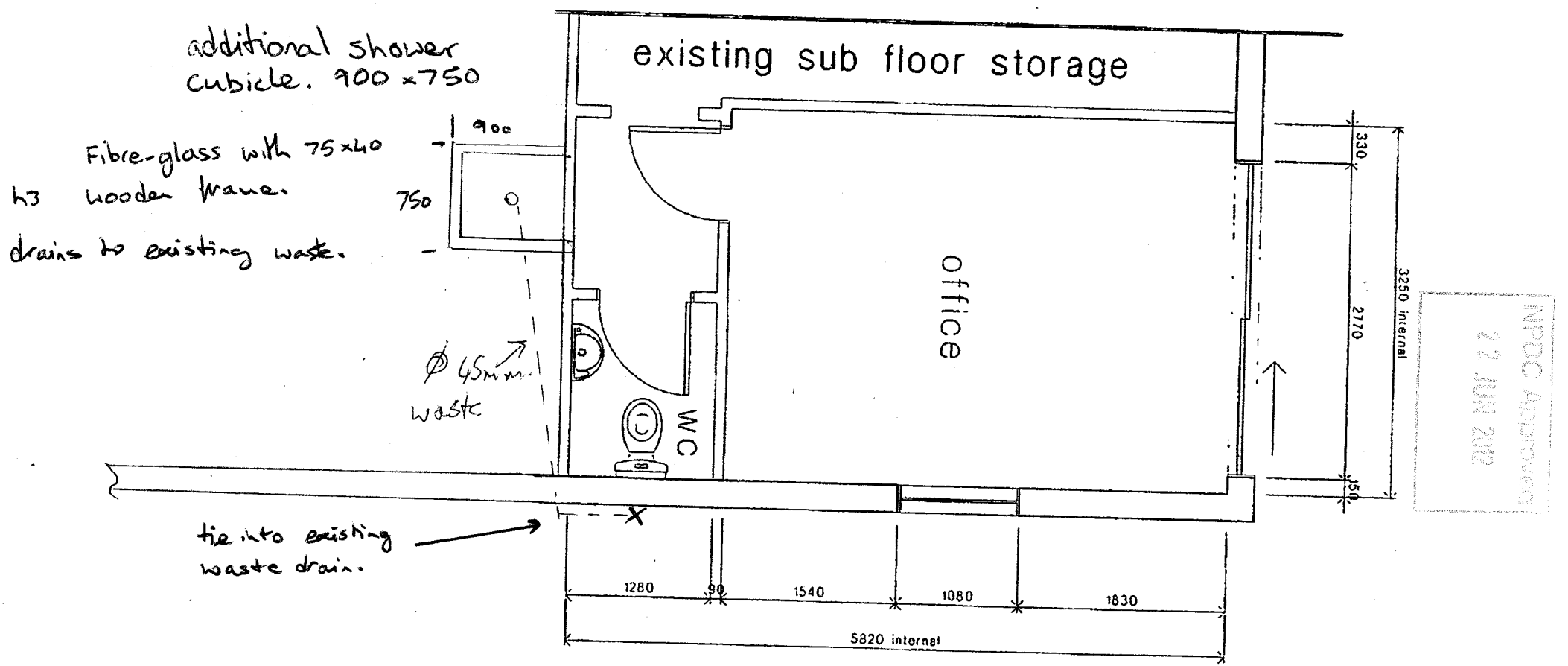
DRAWING TITLE
SITE PLAN

SCALE: 1:200 DATE:
DRAWN: FILE:

SHEET: 1
OF:

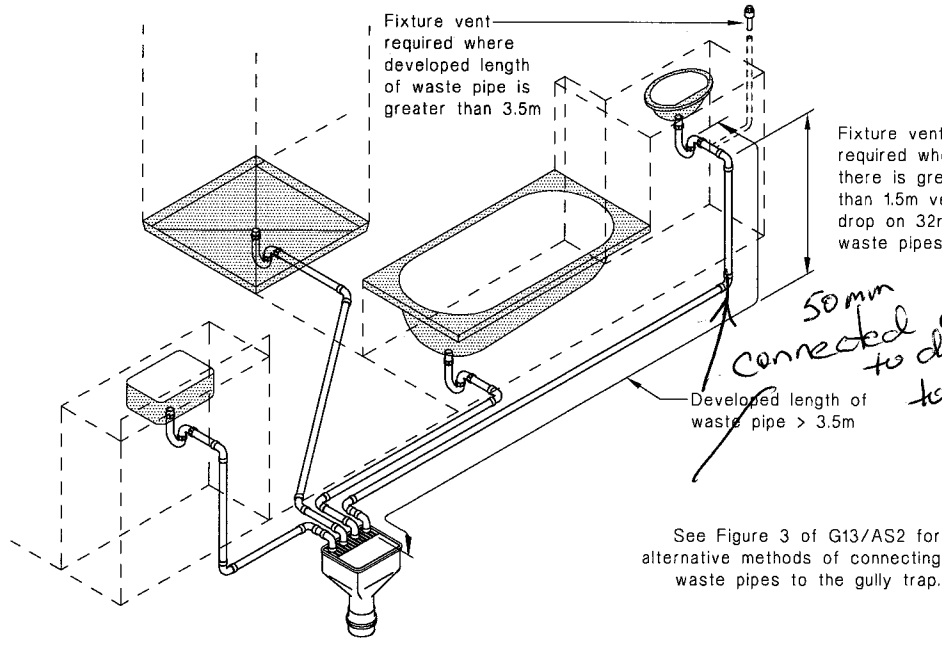
Plumbing to AS/NZS 3500.2 or G13/AS1 As appropriate-

All plumbing work by S.G. Plumbing. Ltd. Reg'd. Plumbers.



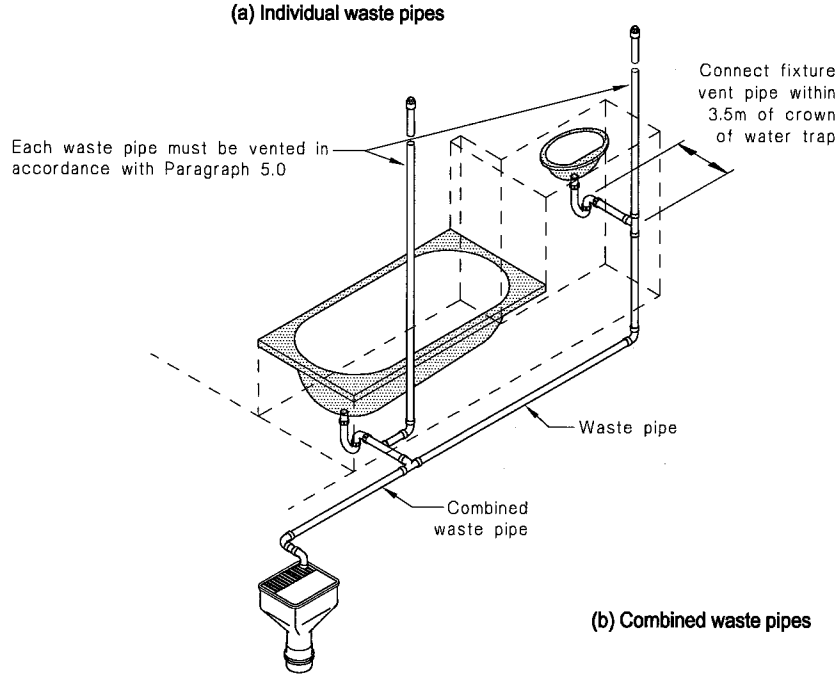
NPDC Approved
22 JUN 2012

Figure 5: Waste pipes discharging to a gully trap
Paragraph 4.5.1 a)



50mm connected direct to drain below to AS NZS 3500

(a) Individual waste pipes



(b) Combined waste pipes

Note:
Upper floor waste pipes may discharge to a gully trap however venting will be required where wastes are combined or where specified lengths are exceeded. See Table 5.
Waste pipes may also discharge to a stack. See Figures 7 and 8.

NPDC Approved
22 JUN 2012

4.3 Diameter

4.3.1 *Fixture discharge pipes* shall have *diameters* of not less than those given in Table 2 and shall not decrease in size in the direction of flow.

4.3.2 Where a *discharge pipe* receives the discharge from more than one *fixture*, the *diameter* of the *discharge pipe* shall be not less than that required in Table 4 using:

a) The *discharge unit* loading to be conveyed, calculated as the sum of the *discharge unit* loading given in Table 2, for all *fixtures* served, and

b) The gradient of the *discharge pipe.*

4.4 Gradient

4.4.1 The gradient of *discharge pipes* shall be not less than that required in Table 4 for the relevant *discharge unit* loading.

COMMENT:
The minimum gradients specified are necessary to avoid the risk of blockage.

4.5 Fixture discharge pipes serving waste water fixtures

4.5.1 *Waste water fixture discharge pipes* shall discharge either to:

a) A *gully trap*, in accordance with Figure 5 of G13/AS1 and Figure 3 of G13/AS2, or

b) A *discharge stack* as in Paragraph 4.7 and Figures 7 and 8.

4.5.2 *Water seal* protection: *Waste water fixture discharge pipes* shall be vented to comply with Paragraph 5.0 and as required in Table 5.

4.6 Fixture discharge pipes serving soil fixtures

4.6.1 *Fixture discharge pipes* serving *soil fixtures* shall discharge either:

a) Directly to the *drain*, as shown in Figure 6(1), or

b) To a stack, as in Paragraph 4.7 and as shown in Figures 7 and 8.

4.6.2 *Water seal* protection: *Soil fixture discharge pipes* shall be vented to comply with Paragraph 5.0 and as required in Table 5 (see Figure 6(2)).

Table 4: Discharge unit loading for stacks and graded discharge pipes
Paragraphs 4.3.2, 4.4.1 and 4.7.1

Diameter (mm)	Maximum discharge from any one floor	Vertical stack (Note 1)	Graded discharge pipes				
			Minimum gradient				
			1:20	1:30	1:40	1:50	1:60
32	1	1	1				
40	2	6	6	5	4		
50	5	15	15	10	8		
65	6	18	51	29	21		
80	13	40	65	39	27	20	16
100	65	195	376	248	182	142	115

Note:
Shaded area = not permitted
1. Total loading at the base of the *discharge stack.*

3686 / 3689

NEW PLYMOUTH DISTRICT COUNCIL

PRIVATE BAG 2025 NEW PLYMOUTH 4260 Ph. 06 758 6099 Fax 06 758 3257

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

APPLICATION TYPE Tick boxes where appropriate

Combined Building Consent & *PIM* ☐ Project Information Memorandum Only ☐ *PIM* No. ☐

Building Consent Only * Quote previous *PIM* number _____ ☐

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

FOR OFFICE USE

SCALE CODE DFA1 PROPERTY I. D. 01321

DFA1

DETAILS OF PROPERTY TO WHICH THIS BUILDING CONSENT APPLIES

Under the Building Act a Building Consent must be issued to the owner. The owners full name is an essential part of the application.

OWNER'S NAME: BARKER

Surname or company name

First names

ADDRESS OF BUILDING WORK:

98A MANGOREI ROAD

Street No. Street

NEW PLYMOUTH

Town/District

LEGAL DESCRIPTION OF PROPERTY:

Lot: 1 D.P. 4603

or Section No. District

APPLICANT'S DETAILS

Tick this box if the applicant is the owner ☐

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

Surname: L

First names:

Company name: EARP ALUMINIUM LTD

Status: Builder ☐ Plumber ☐ Designer ☑

Other (Please specify)

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

EARP ALUMINIUM LTD

Surname or company name

First names

91 KING ST

Street No. Street/PO/Private Bag

NEW PLYMOUTH

Town

PHONE 06 7588073 STD FAX 06 7584157 STD

DESCRIPTION OF BUILDING WORK

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

CONSERVATORY

USE OF COMPLETED BUILDING

If different to description

TYPE OF WORK

Alteration ☐ Addition ☑ Demolition ☐ New building ☐

Relocation ☐ Change of use ☐ Plumbing and drainage only ☐

TOTAL COST OF PROJECT

$ 8,500 Inc.. G.S.T.

TOTAL COST OF PLUMBING AND DRAINAGE

$ Inc.. G.S.T.

STAGES

Complete only if this project is one of two or more stages

This is stage No. 1 of 1 stages

INTENDED LIFE OF BUILDING

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

50 years or more ☑

or Less than 50 years ☐

Specify Intended life

PROJECT DETAILS

CATEGORY OF WORK

Domestic ☑ Farm ☐

Commercial ☐ Industrial ☐

AREA OF NEW BUILDING WORK

24 m²

PERSONS OTHER THAN THE OWNER OR APPLICANT ASSOCIATED WITH THIS APPLICATION

STATUS:

Status may be plumber, builder, engineer, building certifier etc.

Surname

First names

Company name

ADDRESS:

Street No. Street/PO/Private Bag

Town

PHONE: STD FAX STD

STATUS:

Status may be plumber, builder, engineer, building certifier etc.

Surname

First names

Company name

ADDRESS:

Street No. Street/PO/Private Bag

Town

PHONE: STD FAX STD

DECLARATION

This application is made by me as owner of the property.

Signature _____ *Date* _____

or

I am the applicant and have been authorised by the owner to make this application.

Signature _____ *Date* 15/2/94

NEED HELP?

Please refer any queries regarding this application to ***Building Inspection Services***, phone (06) 758 8099

2/I 28/2

New Plymouth District Council

Printed:15Feb94 Page 1

COVER SHEET

SSW 74

BC Application No: 3689 Date Received: 15/02/94
Related: PIM Application No: 3688 Area: NPD NP DISTRICT

Name: BARKER, Elaine Margaret
Address: 98A MANGOREI ROAD
NEW PLYMOUTH

Lot: 1
DP: 9603
Property ID:013251

Assessment: 11680/716.00

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

PAID
RECEIPT NUMBER
DATE PAID
PLANS TAKEN: YES / NO

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

	More Info Required	Applicant Phoned	Letter Sent	Amend Received	Application Correct	No. Encls (In Duplicate)
PLANNING					D.J.	
PLOTTING					15.2.94	1
BUILDING						
P&D					21/2/94	
EHO						
SERVICES						
WATER					R.F	
STORMWATER						
SEWER					R.F	
CROSSING					A.W	

Z 262
22/2

OFFICER'S SIGNATURE: Approved ...
Not Approved... 22.2.94

PLANNING

ZONE: ..... DESIGNATION/NOTATIONS: .....

RESOURCE CONSENT (Incl Subdiv) REQUIRED [—] GRANTED [—] $.....

NEIGHBOUR CONSENTS

RESERVE CONTRIBUTIONS $.....

DATE	LETTER/COMMENT

BUILDING CONTROL SERVICES CERTIFIER [ ] COUNCIL [ ] NO. OF INSPECTIONS [ ]

DATE	LETTER/COMMENT
	Full construction details are to be provided on the new deck to comply with N.Z.S. 3604

NAME OF OWNER: [illegible] PERMIT FILE NO: / /
ADDRESS: [illegible]

(Use / for Satisfactory, X Unsatisfactory, N/S for Not Seen, N/A not applicable)

SITE:

[ ] Are Approved Plans On Site
[ ] Boundary Distances Checked
[ ] Survey Pegs Sited
[ ] Other Means of Verification

FOOTINGS:

[ ] Firm Ground
[ ] Any Filling
[ ]
[ ] Soft Ground
[ ] No. of Reinforcing Bars
[ ]

FOUNDATION/BASEMENT WALLS:

[ ] Spacing of Vertical Steel
[ ] Bond Beam Steel
[ ]
[ ] Spacing of Horizontal Steel
[ ] Lintel Steel
[ ]

PILES AND FOUNDATIONS:

[ ] Anchor Piles Spacings
[ ] Braced Pile Spacings
[ ] Pile Bearer Connection
[ ] Braces Bolted
[ ]
[ ] Anchor Piles Depth
[ ] Braced Piles Depth
[ ] Bearer/Joist Connection
[ ] Floor Joist Size Spacings
[ ]

CONCRETE FLOORS:

[ ] Subfloor Fill Compacted
[ ] D.P.C Free of Holes
[ ] D.P.C. Up Edge of Slab
[ ]
[ ] Foundation/Floor Starters
[ ] Foundation Cut Into Sections
[ ] Foundation Contains Mesh
[ ]

BLOCKWALLS:

[ ] Starters Rods In Place
[ ] Starters Rods Correct Length
[ ] Starters Rods Hooked into Fdns
[ ]
[ ] Bond Beams at ( ) Crs
[ ] No of Rods in Top Beam
[ ] Lintel Reinforcing
[ ]

WALL FRAMING:

[ ] Moisture Content (%)
[ ] Bracing Complies with Plan
[ ] If no Bracing Plan - Sufficient
[ ] Sheets Nailed Over Braces
[ ]
[ ] Lintels
[ ] Z Nails
[ ] Dynabolts to Conc. Floors
[ ] Insulation Type ( )
[ ]

ROOF FRAMING:

[ ] Trusses or Framed *(delete one)*
[ ] Z Nails
[ ] Number of Roof Braces
[ ]
[ ] Are any Cantilevers Supported at Point of Cantilever
[ ] Do Hips and/or Valleys Give Bracing

NEW PLYMOUTH DISTRICT COUNCIL

Code Compliance Certificate No:881
Section 43(3), Building Act 1991

Building Consent No: 3689

OWNER : MRS EM BARKER

Mailing Address: C/- Earp Aluminium Ltd, 91 King Street, NEW PLYMOUTH
Contact: EARP ALUMINIUM LTD
Mailing Address: C/- EARP ALUMINIUM LTD, 91 King Street, NEW PLYMOUTH
Application received: 16/02/94

PROJECT LOCATION

Street Address: 98A MANGOREI ROAD, NEW PLYMOUTH
Property ID: 013251
Assessment No: 11680/716.00
Legal: Lot 1 DP 9603

PROJECT

The project is for Additions
Intended Use(s): Residential
Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

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

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

1: Code Compliance Certificate Cond.

No Special Conditions

Approving Officer .....

Date 19.5.1994

LIARDET STREET PRIVATE BAG 2025 NEW PLYMOUTH 4620 NEW ZEALAND
TELEPHONE (06) 758 8099 FAX (06) 758 3257

Project Information Memorandum No:3688
Section 31, Building Act 1991

Issued:03Mar94

CONTACT : EARP ALUMINIUM LTD
C/- EARP ALUMINIUM LTD
91 King Street
NEW PLYMOUTH

OWNER : MRS Elaine Margaret BARKER
C/- Earp Aluminium Ltd
91 King Street
NEW PLYMOUTH

Application received: 15Feb94

PROJECT LOCATION

Street Address: 98A MANGOREI ROAD, NEW PLYMOUTH
Property ID: 013251
Assessment No: 11680/716.00
Legal: Lot 1 DP 9603

PROJECT

The project is for Additions
Intended Use(s): Residential
Intended life: Indefinite but not less than 50 years
Value of Work: $8,500.00

COUNCIL CHARGES

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

1: WHAT IS A PIM?

2: CAN BUILDING WORK PROCEED?

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

3: Authorisations and Requirements that will need to be met in respect of the proposed work and District Plan compliance:

No other authorisations or requirements identified as part of this PIM. If this is a PIM only application there are no identified areas of non-compliance with the District Plan. In the case of a combined PIM/Building Consent application such matters will be dealt with as part of the Building Consent.

4: Consent Applications lodged with the Council applying to the project or the site:

No current Resource Consents relevant to project.

5: Authorisations Refused for the proposed project:

No known refused authorisations.

6: Classified Land,Buildings, features, utilities or works that could be affected by the proposed work:

The property has a sewer easement that may be affected by the project. Structures are required to be erected clear of this easement. Structures may only be erected over easements in special circumstances and subject to special conditions.

7: Fill:

No known fill.

8: Slippage:

No information, requirements or comments relevent to this project.

9: Erosion:

No information relevent to this project regarding erosion, known to or held by this Council.

10: Flooding:

No information requirements or comments relevent to this project.

11: Faultlines:

No known faultlines.

12: Other Hazards:

No other known hazards.

13: Reserve Contribution on Development (refer Section 294 to the Local Government Act 1974):

Reserve Contribution on Development is not applicable to this project.

14: Sewer Services and Sewage Disposal:

No requirements or comments relevant to this project.

15: Stormwater Service and Disposal Requirements:

No requirements or comments relevant to this project.

16: Sewer and Water Disconnections:

Sewer or water disconnection not applicable to this PIM.

17: Water Services:

Please note that where the Council is installing a water connection the responsibility of the Council is from the main up to and including the connection box (toby) only.

No requirements or comments relevant to this project.

18: Rural Fire Fighting:

Water tanks can provide a source of water for fire fighting purposes. Please take care to locate water tanks in a location where they will be accessible if a fire emergency occurs.

19: Councils Drainage and Services Records:

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

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

The Councils records are in some cases incomplete and relevent information may in some cases be missing.
If you have any queries regarding such matters please contact the Councils Public Health Divisions Customer Services Officer in regard to connection to services and services outside the property boundary or the Councils Plumbing & Drainage Inspectors in relation to drains within the property.

20: Vehicle Crossing Requirements:

No requirements or comments relevant to this project.

21: Installation of vehicle crossings by contractors:
Applies only to Contractors carrying out large scale Commercial or Industrial projects.

No requirements or comments relevant to this project.

22: Rural Access Requirements:

No requirements or comments relevant to this project.

23: Limited Access State Highways:
These are generally administered by Transit New Zealand and not the Council. Restricted access provisions apply.

No requirements or comments relevant to this project.

24: Footpath Damage Deposits:

No requirements or comments relevant to project.

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

No requirements or comments relevant to this project.

26: Complaints received by the Council regarding the construction of any existing buildings related to the project:

No complaints recorded relevant to this project.

27: Engineering Design Required:

No requirements or comments relevant to this project.

28: Site Reports Required:

No requirements or comments relevant to this project.

29: Reports on the Existing Building Required:

No requirements or comments relevant to this project.

30: Compliance Schedule Matters: (Refer Section 44 of the Building Act 1991)

No requirements or comments relevant to this project.

31: Endorsement of Certificate of Title:
Section 36 to the Building Act 1991 provides for the endorsement of Certificates of title where the site of the project is subject to a known hazard but the project is still allowed to proceed where the degree of risk

is acceptable and the Council is indemnified against loss.

No requirements or comments relevant to this project.

32: Multi Title Developments:
Section 37 of the Building Act 1991 provides that where a project is located on 2 or more sites under the same ownership, the Council may approve the development subject to a certificate being prepared and lodged with the District Land Registrar requiring that the sites shall not be transferred or leased seperatly.

No requirements or comments relevant to this project.

33: Sign Off

Approving Officer.....

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

Building Consent No:3689
Section 31, Building Act 1991

Issued:03Mar94

CONTACT : EARP ALUMINIUM LTD
C/- EARP ALUMINIUM LTD
91 King Street
NEW PLYMOUTH

OWNER : MRS Elaine Margaret BARKER
C/- Earp Aluminium Ltd
91 King Street
NEW PLYMOUTH

Application received: 16Feb94

PROJECT LOCATION

Street Address: 98A MANGOREI ROAD, NEW PLYMOUTH
Property ID: 013251
Assessment No: 11680/716.00
Legal: Lot 1 DP 9603

PROJECT

The project is for Addition
Intended Use(s): Residential
Intended life: Indefinite but not less than 50 years
Value of Work: $8,500.00

COUNCIL CHARGES

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

Receipt number:	55749	Date: 16Feb94	Amount:	$54.00
Receipt number:	65040	Date: 03Mar94	Amount:	$18.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

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

2: Issue Phrase Options

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

Approving Officer.....

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

PZ.262/PVB

22 February 1994

Mr Preston
File: BC3688/3689

Earp Aluminium Ltd
91 King Street
NEW PLYMOUTH

Dear Sir

RE: **CONSERVATORY - 98A MANGOREI ROAD**

I acknowledge receipt of your application dated 15 February 1994, for a Building Consent to erect a conservatory at 98A Mangorei Road, being Lot 1, DP 9403, but have to advise that the plans and specifications submitted do not fully comply with the Building Code and/or other legislation governing the erection of buildings and that the consent will be withheld until amendments or additional information covering the following matters is submitted.

BUILDING

FULL CONSTRUCTION DETAILS ARE TO BE PROVIDED ON THE NEW DECK TO COMPLY WITH NZS 3604.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Council Officers will be pleased to provide assistance if required.

Yours faithfully

N I Morris
SENIOR CONSENTS OFFICER : APPROVALS

RYLOCK NEW PLYMOUTH

AMENDMENT

ALUMINIUM JOINERY ◆ GARAGE DOORS ◆ DOOR OPENERS

22/2/94
7588073.

NEW PLYMOUTH DISTRICT COUNCIL

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

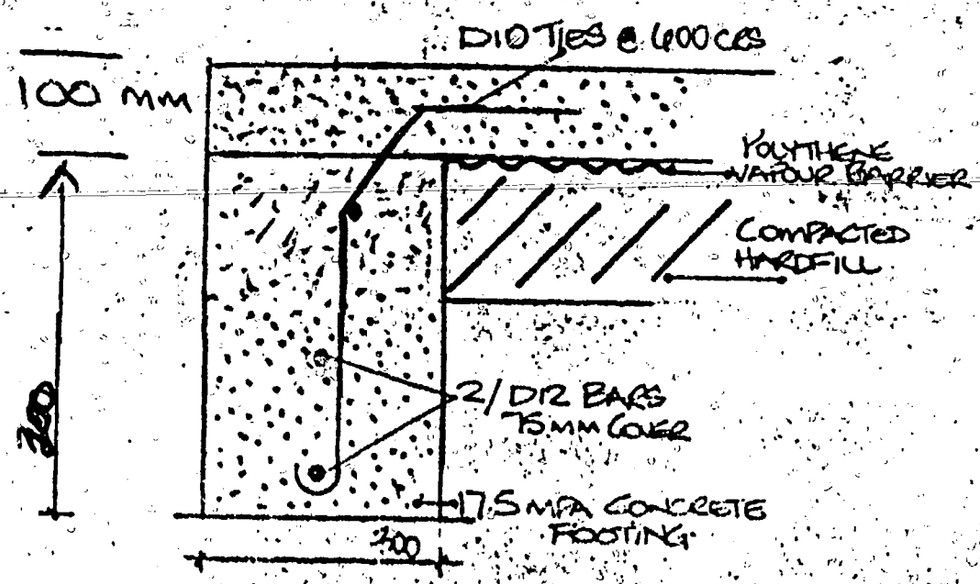
		DATE
PLANNING		
PUBLIC HEALTH		
BUILDING	[signature]	28.2.94

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

Dear Mr Preston,

Re File BC 3688/3689

Conservatory at 98 A Mangorei Rd is to be of concrete construction also. attached is a diagram of footings.



Greg Earp

3688/3689

RYLOCK NEW PLYMOUTH

ALUMINIUM JOINERY ◆ GARAGE DOORS ◆ DOOR OPENERS

PROPOSED CONSERVATORY : MR & MRS BARKER
98 A MANGOREI RD
NEW PLYMOUTH.

NEW PLYMOUTH DISTRICT COUNCIL

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

15 FEB 1994

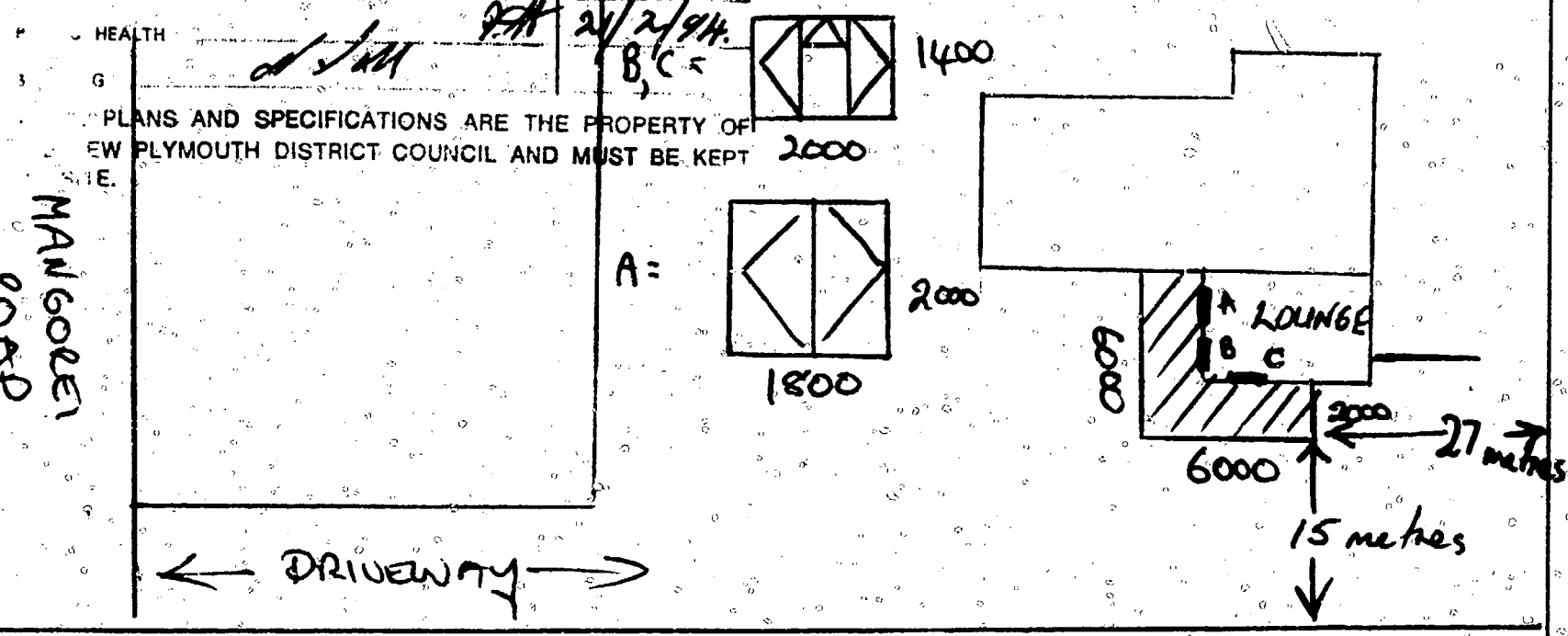
DATE

ING

HEALTH 21/2/94.

G

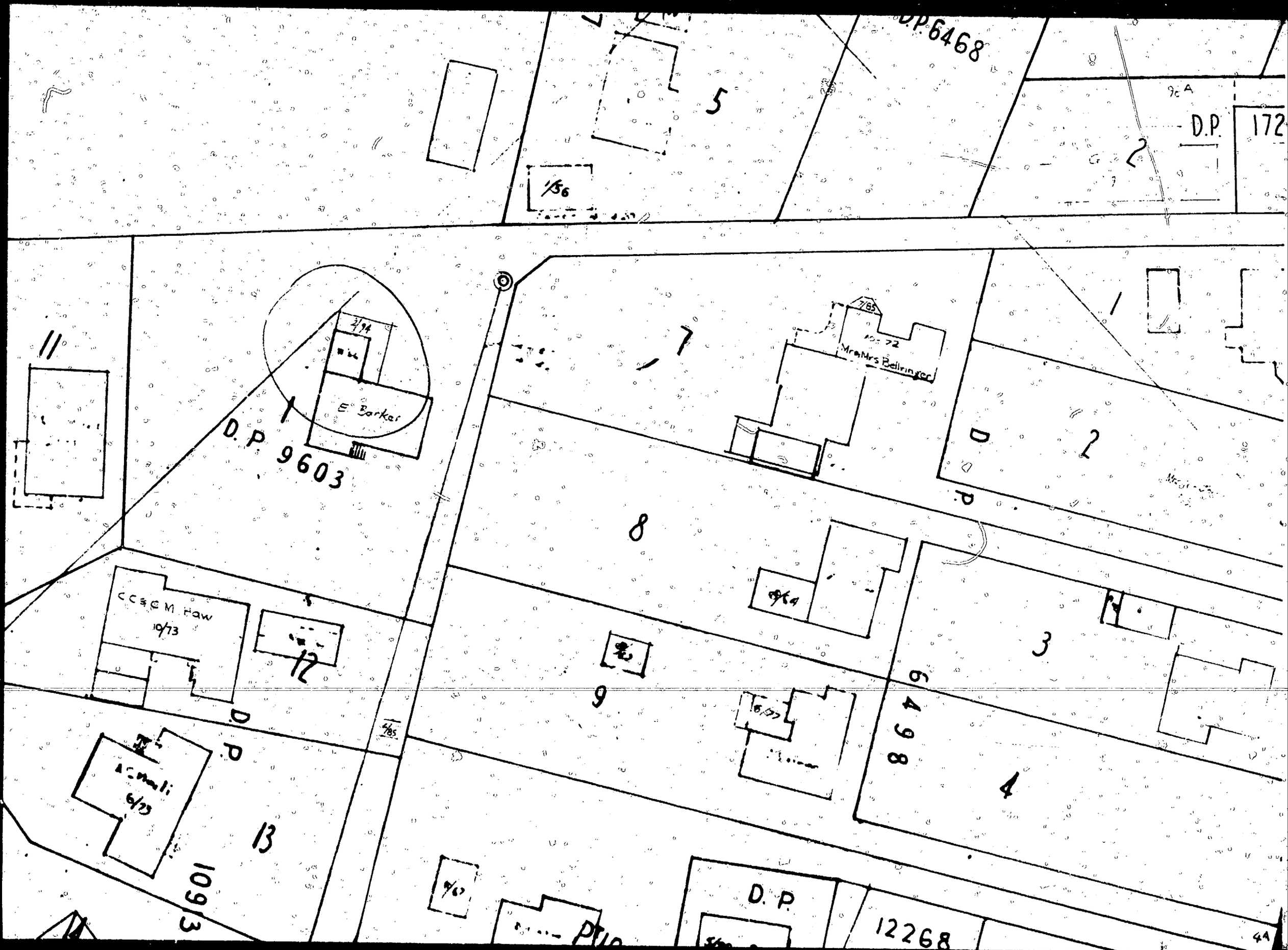
PLANS AND SPECIFICATIONS ARE THE PROPERTY OF NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT SITE.



* CONSERVATORY TO BE ERECTED ONTO TIMBER DECK (N253604) 800 Above groundline.

* Stormwater to existing drainage.

EARP ALUMINIUM LIMITED ◆ 91 KING STREET NEW PLYMOUTH ◆ PHONE 0-6-758 8073, FAX 0-6-758 4157



D.P. 6468
5
D.P.
172
2
1/56
11
2/94
E. Barker
D.P. 9603
7
7/85
Mr&Mrs Bellringer
1
2
D.P.
8
CC&CM Haw
10/73
12
9
3
6498
4
D.P.
13
10913
D.P.
12268

NEW PLYMOUTH DISTRICT COUNCIL
THIS COPY SHOWS ... NO
HELD ON COURSE ... ACCEPTED
RESPONSIBILITY ... COMPLETENESS ON
FOR ITS ACCURACY

New Plymouth District Council

COVER SHEET

Printed:15Feb94 Page 1

SSN 74

BC Application No: 3689 Date Received: 15/02/94
Related: PIM Application No: 3688 Area: NPD NP DISTRICT

Name: BARKER, Elaine Margaret
Address: 98A MANGOREI ROAD
NEW PLYMOUTH

Lot: 1
DP: 9603
Property ID:013251

Assessment: 11680/716.00

Action No	Action	Estab	Date Returned
1	Receive/Check Information	CLERICAL	
2	Plot Application	RECORDS	15.2.94
3	Compliance with District Plan	PLANNING	
4	Vehicle Crossings/Footpath Damage	STREET WKS	
5	Compliance with Building Act	BUILDING	
6	Connection/Location	SEWER/WATER	
7	Compliance with BA	PLUMB/DRAIN	
8	Approval	BUILDING	

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

SEWER EASEMENT

NOT APPROVED PLANNING*

Sign/Date

Reason(s)

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

Other: .....

* Warning Required if B.C. Issued

APPROVED PLANNING

16/2/94

Sign/Date

B.C. Conditions Required

☐ S.36 B.A. ☐ S.37 B.A.
☐ Landscaping ☐ R.C. Cond.
☐ Trees/Historic ☐ .....

Other: .....

ACTIONS	DATE/INIT
R	

PROJECT INFORMATION MEMORANDUM

Only include information relevant to this project
Complete prior to processing

P.I.M. DETAILS	INFO ENCLOSED DATA INPUTTED (Initial)
Copy of record maps enclosed	
SEWER EASEMENT 10'	

New Plymouth District Council Printed:15Feb94 Page 1

COVER SHEET

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

	More Info Required	Applicant Phoned	Letter Sent	Amend Received	Application Correct	No. Encls (In Duplicate)
PLANNING						
PLOTTING						
BUILDING						
P&D						
EHO						
SERVICES						
WATER					16.2	
STORMWATER						
SEWER						
CROSSING					16.2 NR 17/2/94	

OFFICER'S SIGNATURE: Approved.....

WINDOWS & DOORS
91 KING STREET, NEW PLYMOUTH
PHONE: 0-6-758 8073
FAX: 0-6-758 4157

NAME
ADDRESS
PHONE

DATE QUOTED	
DATE ORDERED	
DATE REQUIRED	
DATE DELIVERED	

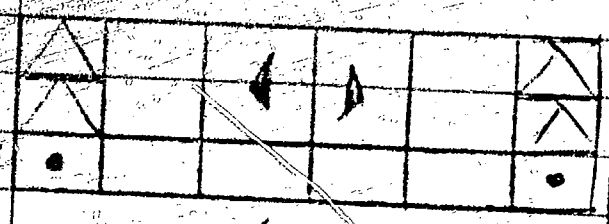
TAX INVOICE No. 631

G.S.T. Registration No. 15-771-992

CONTRACT

PHONE 75 1243

Location	Code	Description & Drawing	Tran/Mull	Sash	Glass	Reveals



CIVES GIB to STUCCO.

* THERMOROOF BY
* PERMIT
* GLASS

PERMANENT GREEN

SILVER
WHITE
BRONZE
VARIATIONS
REVEALS PLAIN
REVEALS GROOVED
T.W.T.
ACTUAL
OBSCURE GLASS
SOLAR BRONZE
SOLAR GREY
COL' OBSCURE GLASS
INSTALL
DELIVER
CUSTOMER TO COLLECT
ADVISE CUSTOMER

...ed for steel at edge on alternative ...l specifications which will offer enhanced ...d performance.

...achieve maximum performance from Rudne... ...struction Systems, all fixing, cutting and sealin... ...be in accordance with the construction ... as specified by Rudnev (NZ) Limited.

...erials and Manufacture

...el Skins

...anised steel coil manufactured to NZS ...1:1978, base thickness 0.59mm with hot dipp... ...coating to ZM 300 class. Coil continuously ...rated to core with mid rib indents formed in ...d face and panel edges roll-formed to standard ...cations.

...esive

...rmosetting 2-part polyurethane, bonding ...ied under pressure.

...m-250mm thick, self-extinguishing 'S' ...ded polystyrene sheet manufactured to ...f 3", kiln-dried and stress relieved. ...panel edges to accept jointing system.

...and Adoption applied for.

...System — SMP Panels

...h coat of heat-cured silicone modified ...er paint to a dry film thickness of 20 ± 4 ...metres. Finish coats are applied over a ...on inhibitive primer after an alkaline cleaned ...c acid sealed zinc phosphate pre-treatment.

...anical Properties

...chanical strength of a Rudnev Panel is ...by laminated bonding of the separate ...ents into a single strong structural unit. The ...ength outer skins carry most of the tension ...pression loads, while the polystyrene core ...gth to stabilise the outer skins against ...and resist shear stresses. Strength is a ...of panel thickness as the following table ...

(c) Ceiling spans calculated on panel dead load plus 0.25 Kpa live load.

(3) These spans are based on typical project designs incorporating a number of variable design factors. Full engineering calculations should be carried out for specific projects. Design services available from Rudnev (NZ) Ltd.

THE MECHANICAL PROPERTIES SHOWN ARE BASED ON TESTS OF PANEL MANUFACTURED BY RUDNEV (NZ) LTD AND ARE NOT NECESSARILY APPLICABLE TO ANY OTHER PANELS

Vapour Barrier

Panel Skins are impermeable to moisture and edge sealing is achieved with neutral curing silicone or butyl plastic sealants and aluminium extrusions.

Insulation Properties

Rudnev Panels have the following 'R' values:

Panel Thickness (millimetres)	Mean Face Temp (°C)	'R' Value* (m² °C/W)
50 mm	25°	1.59
100 mm	25°	2.93
150 mm	10°	4.54
250 mm	10°	7.46

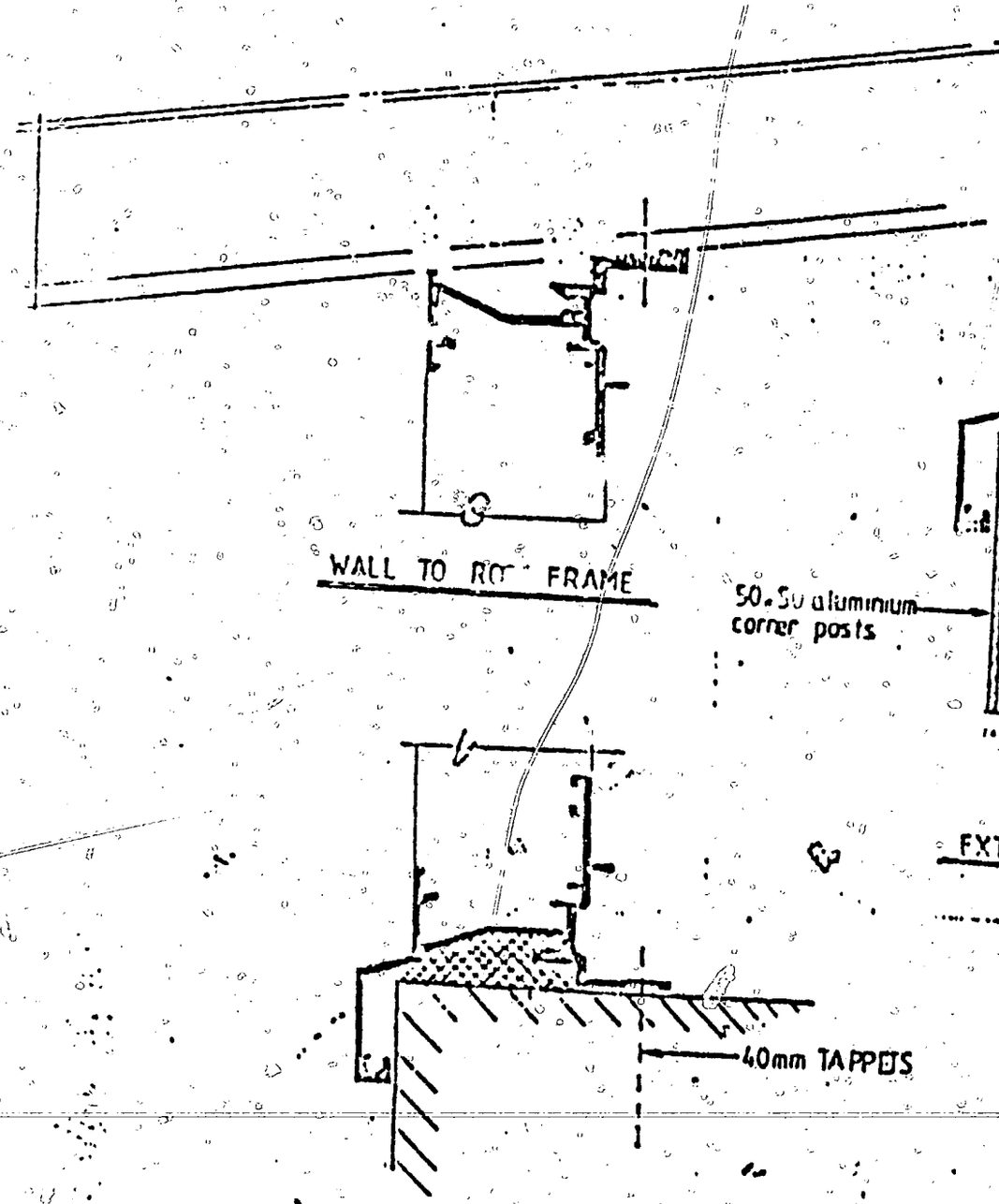
*As determined by NZS 4214:1977, total 'R' value for ceiling panels.

Thermal Bridging

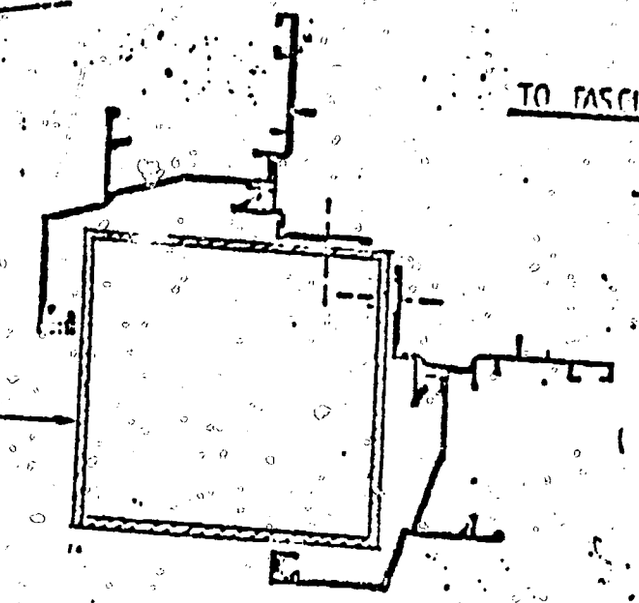
No thermal bridges are created with standard Rudnev Construction Systems. Full thermal insulation thickness can be maintained throughout the panel structure.

Unlike other thermal insulation materials, the long-term performance of EPS does not alter. EPS is dimensionally stable and will not settle, there is no capillary action and moisture absorption is minimal.

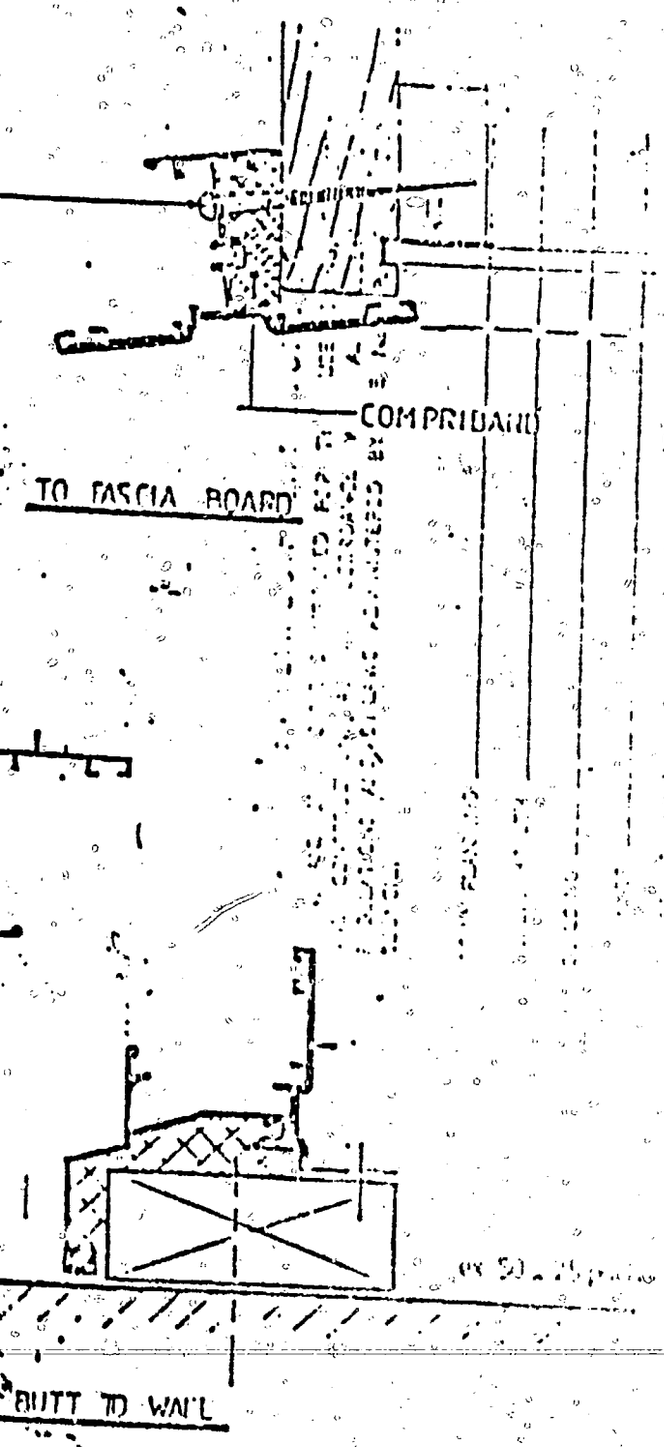
Maximum continuous service temperature is 80°C. Rudnev EPS will stand short term temperatures in excess of this rating dependent on structural loadings. Please consult Rudnev (NZ) Limited for further advice on such applications.



FIXING TO FLOOR / FIXING TO EXTERNAL CORNERS



EXTERNAL CORNERS



EARP ALUMINIUM
91 KING STREET NP 08.073

STANDARD FIXING DETAILS

SCALE 1:1
DATE MAR '85
DRAWN
APPROVED

16mm ~~35~~ mm

BUILDING FILE

Code No. 345 / 98A

Subject dwg addn

Permit No —, —

Date 1949, 4.11.1966

No. Sheets 8

NEW PLYMOUTH BOROUCH COUNCIL

BUILDING APPLICATION FORM

Date March 9th 19 49

345/98A

To the Borough Engineer,
NEW PLYMOUTH.

Sir,

I hereby apply for permission to erect a dwelling

at (House No. & Street) Mangorei Rd for (Owner) Mr. W.H. Richardson

of (Address) Glen Almond according to locality plan and detailed plans elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No. ..... Deposited plan No. .....

Section No. .....

Length of frontage 12 feet Area 2 acres

Particulars of building: Foundations Concrete

Walls Wood Rastered Roof Tiles

Area of ground floor 962 square feet

Area of outbuildings — square feet

Estimated cost: Building ... ... £1839 : :

Plumbing and Drainage ... £219 : : :

TOTAL £2058 : : :

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):

The dwelling is to be occupied by owner & his family.

Proposed use or occupancy of other part of building: —

Yours faithfully,

Postal address Glen Almond W.H. Richardson Owner

per Riddick Cross & Co Builder

Any receipt issued on deposit of plans is NOT a permit.

P.T.O.

NEW PLYMOUTH BOROUGH COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

Note: Any receipt issued on depcsit of plans is NOT a permit.

All plans must be signed by the architect, engineer or designer responsible for their prodnction.

FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE

Every applicant for a permit under this By-law shall, before the issue of a permit, pay to the Council the following fees and deposit:—

(a) (1) Fees for building permit, including sewer and water charges.

(2) Fees for any plumbing and drainage permit.

(3) Cost of any permanent vehicular-crossing as required under any by-law.

(4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.

(b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber... K Kindberg

Drainlayer... K Kindberg.

C.y. of concrete... 15 c yds.

Depth of sewer at bdy...

McL. & S. Ltd.—8423

SPECIFICATIONS

For dwelling to be erected by Messrs. Riddick Bros. and Still for Mr. and Mrs. W.H. Richardson on section in Mangorei Road, New Plymouth.

GENERAL CONDITIONS.

The whole of the works as herein specified and as shown on the plan to be provided by the contractor, and the work to be completed to the satisfaction of the owner and the mortgagee. All work is to be executed by competent tradesmen, and in all subtrades. At the completion the Contractor is to remove all rubbish accruing from the works, clean floors, windows, etc, and leave the building ready for occupation.

PERMITS.

The contractor shall obtain all necessary permits, give due notices to Local Authorities, and pay all fees according to By-laws.

INSURANCE

The Contractor shall insure and keep insured against accident all workmen engaged by him on the works, and shall protect building by a builder's risk fire policy until it is taken over by the owner.

EXCAVATOR AND LABOURER.

Excavate to depth required to firm clay for all wall and chimney foundation to sizes as specified, including all piles, drains etc, Trenches shall be cut straight and clean, and bottoms shall be level, and shall be inspected before filled. Fill in around piles and foundation walls and remove any surplus soil. Properly fill and consolidate with firm clay broken rubble or stone under front porch floor to receive concrete.

CONCRETE.

Shall be clean river shingle in the proportions of 6 parts of shingle to one part Wilson's Portland cement. The whole to be well mixed and deposited in watertight boxing, all thoroughly tamped and consolidated, the excess of water will not be permitted, and concrete shall be used immediately it is ready for use.

FOUNDATION WALLS.

The external foundation walls to building shall be continuous wall 6" thick on footing 12" wide and 6" thick, bottom of footing not less than 12" below surface of ground, and top of the wall to stand not less than 18" above the ground, to be properly stepped and camfered to take wall plate and outside wall covering.

CHIMNEY FOUNDATION.

To be continuous wall 4" thick to height of floor joists. Across bottom of excavation spread 4" concrete slab, erect wall as above and fill to within 6" of floor level with clay or boulders rammed tight, cover with 6" reinforced slab. Foundations to extend 3" beyond brickwork.

FRONT PORCH AND FOUNDATIONS.

To be similar to main wall foundations, the inner walls to be 4" thick, fill in for floor as before described, and lay floor 4" thick. Give floor ½" fall to the foot of the opening. Floor to be laid immediately preceding the plastering of same.

REINFORCING RODS.

Fit two ⅝" mild steel rods in footings. Rods to be continuous hooked at joints and set round angles, to be free of rust and scale and joints at corners not permitted.

FOUNDATION BOLTS.

Embed at not more than 4' 6" centres 10"x $\frac{5}{8}$" rag bolts to secure wall plates.

DAMP COURSE

Strip of 3 ply Malthoid between all timber and concrete or brick bearing surfaces.

AIR VENTS.

Fix at not more than 6' centres and 3' from external angles 12" x 9" wire air vents, and to give maximum air space. To be fitted as close up to wall plates as possible.

STEPS

Form concrete steps to both entrances as indicated on plan. Treadsnot less than 13" and risers not more than 6$\frac{1}{2}$".

PILES.

To be 6" x 6" concrete on 12" x 6" footing, to same depths and heights as foundation walls. Piles to be in rows not greater than 6' centres and to be spaced not more than 4'6" centres in the rows. Securely embed No. 8 galv. wire in each pile to allow for stapling to sleeper. Joints of sleepers must be supported with pile.

DRAINLAYER.

SEWER DRAINS

Lay all necessary sewer drains as indicated on plan in 4" first quality glazed earthernware socketed pipes, to a uniform grade. Joints to be set in cement compo and inside to be wiped clean as work proceeds. Provide and fix all bends, inspection pipes and junctions, gully traps and form concrete dishes for same. All work to the satisfaction of the Borough Inspector, and no trenches to be filled in until each section has been passed. Sewer drain to be connected to septic tank.

BRICKLAYER

CHIMNEY

The chimney is to be pre-cash pumice concrete built on foundation as specified with tiled surround and hearth. Allow £15.

SPOUTING

To be copper soldered at angles and joints. Downpipes to be of same material.

CARPENTER AND JOINER

CLASSES AND KINDS

Bottom and sleeper plates	Heart	Quality	Building	A	Rimu	or	Mtai	
Floor joists	"	"	"	"	"	"	"	
All others framing timbers	-	Building	A	Rimu				
External finishing timber	-	Dressing	A	Heart	Rimu			
Flooring	-	"	"	"	"			
Internal finishings	-	Dressing	A	Rimu				
External doors and frames	-	Dressing	A	Heart				
Sashes and frames	-	"	"	"				

SCHEDULE

Plates on concrete foundations	3x2	scarfed at angles and joints
Sleeper plates	4x3	" " " " "
Floor joists (spaced 18" crs.)	5x2	gauged to widths at bearings
Floor and bottom plates	4x2	scarfed at angles and joints
Wall studs (spaced 18" crs.)	4x2	
Studs to large openings (3 light)	4x3	
Wall dwangs (2 rows)	4x2	
Wall braces 450	6x1	cut in flush with framing
Rafters (320) (20" crs.)	4x2	fixed to height shown
Ceiling Joists (at 20" crs.)	4x2	
Ceiling dwangs	3x2	to take ends of sheets.
Ceiling runners(to spans over 9')	4x2	fixed on edge
Roof purlins (to suit roof tiles	2x1	
Ridge and hips	9x1	
Valley boards	8x1	
Trimmers (two and three light openings	2-5x2	nailed together
Eave fascies	8x1	dressed
Floor (well seasoned, Heart)	6x1	T.& G.
Architraves (internal)	3x1	Bevelled
Skirtings	4x1	"
Under purlins	4x3	
Roof Struts (6ft. centres)	4x2	

CONSTRUCTION

Plates on concrete foundation walls to be fixed with bolts as specified.

Sleeper plates in rows not more than 6' centres, well fastened down to piles, with wire ties let into top of piles.

Floor joists to be fixed 18" centres and gauged to even widths at all bearings. Trim for hearths etc, where required.

Wall framing to have top and bottom plated scarfed at angles and joists.

Studding to be erected with hollow edged out spaces 18" centres, with double studs at angles and cross partitions.

Wall braces to be cut in flush with framing and fixed where practicable.

Head trimmers to be checked into opening studs.

Ceiling joists to be fixed short way of rooms, not more than 20" spacings, dwanged with 3x2 to take ends of ceiling sheets. Runners over ceilings to be fixed on edge 2" out of centre of room and to all spands over 9'

Roofs to be constructed with timbers as scheduled, for fixing of Wilson's Tiles.

EAVES

To be boxed as indicated with 3x2 short joists at 18" centres. Lined under with 3/16" flat Asbestos sheets, joints covered with 1" flat round beads. Bed mould against wall to be 1½" scotia, outer edge of asbestos to fit tight up to eaves fascia and covered with ½" bead. Lined with 6" x ⅝" Heart T & G match lining if asbestos not obtainable.

INTERNAL FLOORING

To be well seasoned heart quality Matai or Rimu T & G, tightly cramped and double nailed and at completion clean off with floor sanding machine. Provided mitred margin to hearths etc.

ROOM LININGS

The Walls of Kitchenette and Bathroom, Lavatory and Laundry to be lined with Pinex Hardboard sheets, stopped solid, left perfectly smooth for painting. The walls of all other rooms including inside wardrobes to be lined with fubrous plaster sheets ⅜" thick perfectly ~~smooth for painting. The walls of all other rooms including inside wardrobes to be lined with fibrous plaster sheets ⅜" thick perfectly~~ seasoned fixed with galv. clout tacks, stopped solid ready for papering.

FIBROUS PLASTER CEILINGS

The ceilings of all rooms not already mentioned to be covered with first quality fibrous plaster sheets of approved pattern, finished with modern type fibrous plaster cornices. Centres etc. to main rooms stopped and flushed and whitened to an even finish to approval.

SKIRTING

Fit 4" bevelled skirting to all rooms covered with fibrous plaster and Asbestos. Nearly scribed to floor, mitred external angles and scribed at internal angles.

INTERNAL ARCHITRAVES

Fit to all window and door openings 3" bevelled architraves. Neatly mitred at angles all to be well cleaned up before fixing.

SILL BOARDS AND APRONS

Fit windows with 1" sill boards and ¾" plain aprons under.

CASING IN BATH

Build in bath with 2" framings, fill in front of bath with hardboard or other approved material. Fit neat 6" dressed and splayed skirting around top of bath embedded in white lead to the bath.

JOINERY

FRONT DOOR

To be 6'8" x 2'10" x 1¾". Hearth Rimu wide bottom rail and 5 bead reeded fancy glass panels, 1" bars, ½" glazing beads. Frame to be 4 x 3 Ht. Totara rebated, and fitted with 2½" weathered sill. Hang door with 3 - 4" cast butt hinges.

BACK DOOR

To be 6'8" x 2'8" x 1¾" Heart Rimu wide bottom rail with 5 glass panels hung with 4" cast butts to 4 x 3 rebated frame complete with sill as above.

INTERNAL MAIN DOORS

To be 6'6" x 2'8" x 1¾" framed and flushed with heart Rimu 3 ply both sides, fitted with clashing strips. Lavatory door to be 6'6" x 2'4" and as above. Hang doors with 4" steel butt hinges two to each door. Door frames to be out of 1½" stuff solid rebated and to have architraves as before specified.

WARDROBE AND CUPBOARD DOORS

To be 6' x 2' x 1½" framed and flushed as above, hung with three inch steel butts to 1½" rebated jambs.

SASHES AND FRAMES

All sashes to be as shown on the plan out of 2" thick dry heart Totara Frames, Heart Rimu with Matai sills, rebated grooved for plaster etc, with 1" finishings as before specified. Glass in Lav. and bathroom sashes to be white fancy and all other glass to be 21 oz clear glass, properly puttied and sprigged.
Hinged shahes and fanlights to be hinges 3" galv. loose pin butts and stays and fasteners to be A.C. on brass to approval.

16mm 35mm

BUILDING FILE

Code No. 345 / 98A

Subject dwg addn.

Permit No

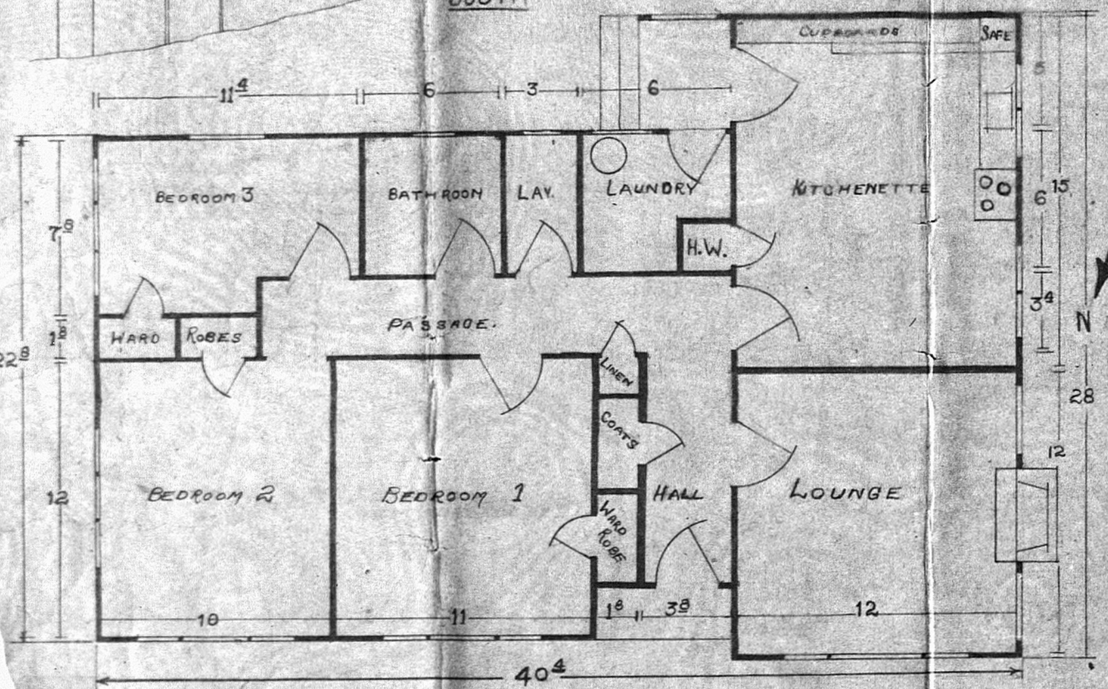
Date 1949 , 9-11-1966

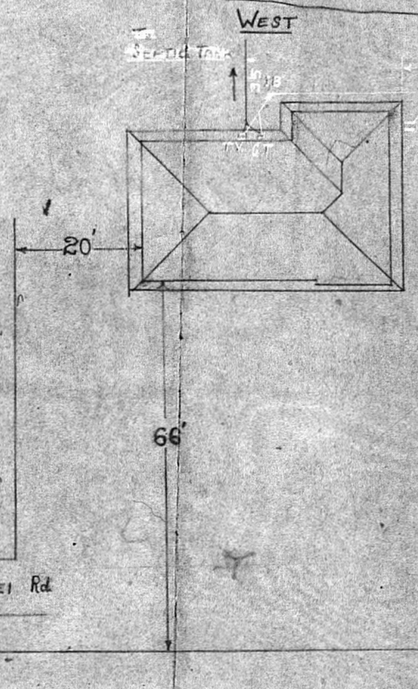
No. Sheets 2

345/98A

SOUTH

WEST





PROPOSED RESIDENCE
for
MR. R. RICHARDSON
GLEN ALMOND

TO BE BUILT AT
MANGOREI ROAD
BY
RIDDICK BROTHERS AND STILL

SCALE:- 1/4" to 1 ft.
SECTION:- 1" to 15ft.
CROSS SECTION.- 1" to 1ft.

NORTH

EAST

APPROVED
26.1.49

16mm 35mm

BUILDING FILE

Code No. 345 / 98A

Subject dwg addn.

Permit No

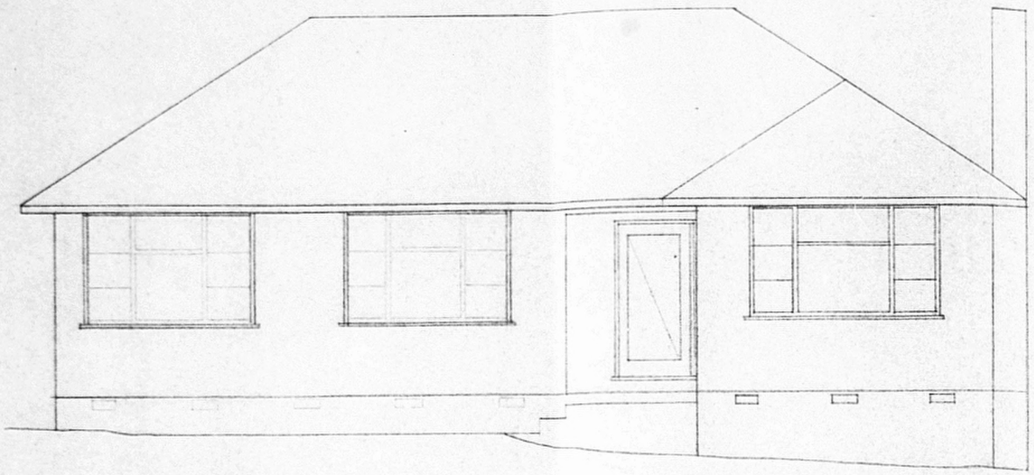
Date 1949 , 9-11-1966

No. Sheets 2

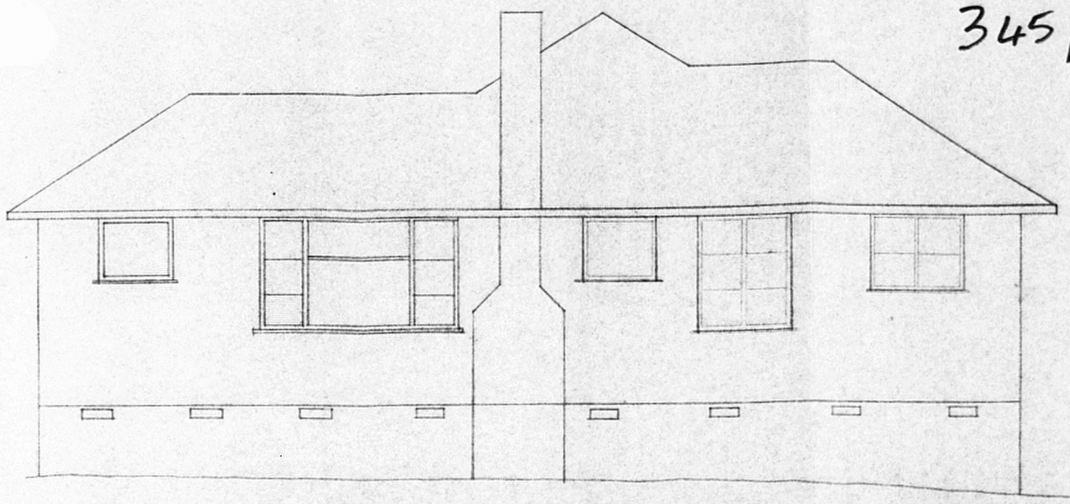
345/98A

- 4 NOV. 1966

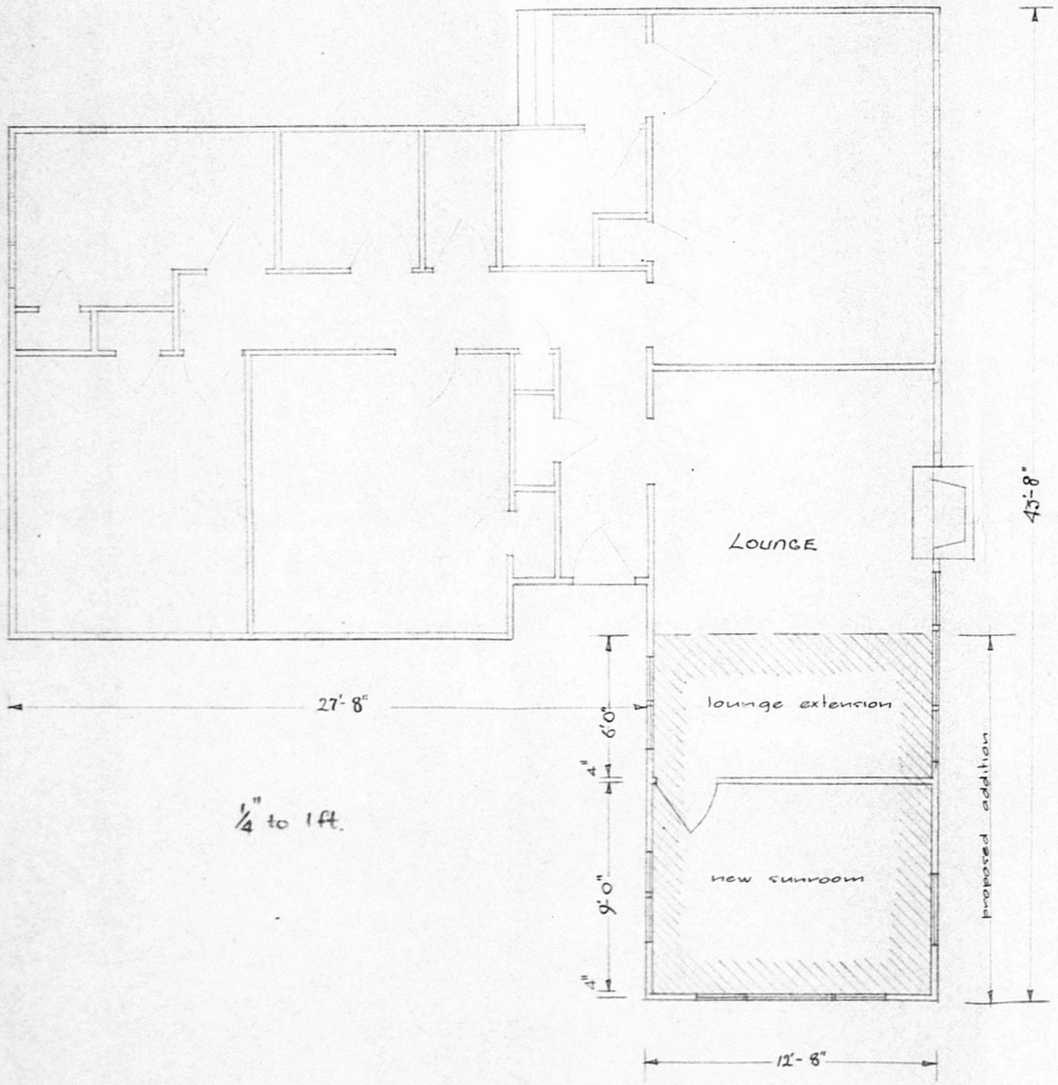
11 13



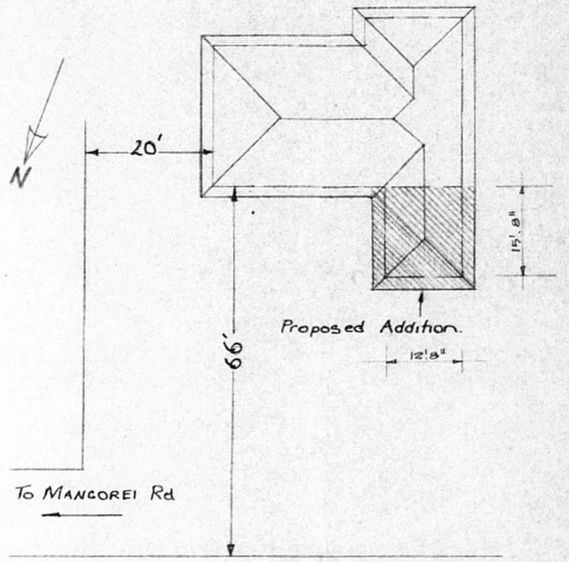
NORTH.



WEST



1/4" to 1ft.



PLAN AND SPECIFICATIONS
APPROVED

BUILDING INSPECTOR

Date 11 NOV 1966

APPROVED for type, use, siting and coverage.

N. G. HARRIS,
City Engineer.

Date _____ Per _____

PROPOSED ADDITION FOR MR R RICHARDSON
AT 98A MANGOREI ROAD NEW PLYMOUTH

RIDDICK BROS & STILL LTD
REGD BUILDING CONTRACTORS
140 TUKAPO ST · NEW PLYMOUTH.

SCALE 1/4" to 1foot
1" to 15feet.
J.M.S. OCT '66

16mm ~~35~~ mm

BUILDING FILE

Code No. 345 / 98A

Subject dwg addn

Permit No —, —

Date 1949, 4.11.1966

No. Sheets 8

179

FOR OFFICE USE :

File No. 11 13 Receipt No. 2957 Date of Receipt 4 NOV 1966

NEW PLYMOUTH CITY COUNCIL

To : The City Engineer.

Date 4 NOV 1966

Lot No. 1

D.P. No. 2605

Section No.

Zone Residential

Area of Site

APPLICATION for Building Permit and/or Services

AT (House No. and St.) 98A MANGOREI ROAD

For erection of ADDITIONAL Room

OWNER : MR W H RICHARDSON

ADDRESS : 98A MANGOREI ROAD

Proposed use : SEWING ROOM

Foundation : CONCRETE

Walls PLASTER Roof TILES

		FEES
AREA of Existing Buildings	sq. ft.	
AREA of Existing Accessary Buildings	sq. ft.	
AREA of Building in application	200 sq. ft.	
ESTIMATED FINISHED VALUES		
Building	£ 650 : — : —	£ 3 : 10 : —
Plumbing & Drainage	£ — : — : —	£ — : — : —
TOTAL	£ 650 : — : —	
SEWER CONNECTION :		
Distance from left boundary	NO	
Depth of Sewer at boundary	NO.	
Size of Service	/	£ — : — : —
WATER CONNECTION :		
Distance from left boundary	/	
Size of Service	/	£ — : — : —
WATER (Building)		£ — : — : —
VEHICLE CROSSING : When Required	/	
Distance from left boundary	/	
Type of Footpath	/	
Depth of Channel	/	£ — : — : —
DEPOSIT for Damage to Path :		£ — : — : —
HOARDINGS : Months		£ — : — : —
INSPECTION of Second-hand Buildings or Materials		£ — : — : —
TOTAL :		£ 3 : 10 : —

REGISTERED PLUMBER :

REGISTERED DRAINLAYER :

BUILDER : RIDDICK BROS & STILL

NAME & ADDRESS OF APPLICANT : Riddick Bros & Still Box 760 N.P.

Phone :

RIDDICK BROS & STILL

Signature : J. R. Sargeant

(See Over)

- 4 NOV 1966

SPECIFICATIONS

PROPOSED ADDITIONS FOR MR W.H. RICHARDSON, MANGOREI ROAD, NEW PLYMOUTH

GENERAL CONDITIONS:

All work is to be executed by competent tradesmen, and in all sub-trades. At the completion the Contractor is to remove all rubbish, clean floors, windows etc., and leave ready for occupation.

EXCAVATOR:

Excavate to depth required for foundations to sizes specified, including all piles. Trenches shall be cut straight and clean; and bottoms shall be level, and shall be inspected before filled. Fill in around piles and foundation walls and remove any surplus soil.

CONCRETOR:

Concrete shall comply with N.Z.S.S. 1900 chapter 9.3 and shall be deposited in water tight boxing, being throughly consolidated. The excess of water will not be permitted and concrete shall be used immediately it is ready for use.

FOUNDATION WALLS:

The external foundation wall shall continue from existing wall which is 6" thick on footings 12" wide and 6" thick, bottom of footing not less than 12" below surface of ground and top the wall to stand not less than 18" above the ground, to be stepped and to take wall plate and outside wall covering.

REINFORCING:

Fit two $\frac{3}{8}$" mild steel rods in footings rods to be continous hooked at joints and set around angles, to be free from rust and scale.

Joints at corners not permitted.

FOUNDATION BOLTS:

Embed at not more than 4'-6" centres 10" x $\frac{3}{8}$" rag bolts to secure wall plates.

DAMP PROOF COURSE:

A strip of 3 ply Malthoid between all timber and concrete.

AIR VENTS:

Fix at not more than 2'-6" from external angles and not more than 6' centres, 12" x 9" wire airvents to be fitted as close up to wall plates as possible.

PILES:

To be 6" x 6" concrete on 12" x 6" footing to same depths and heights as foundation walls. Piles to be in rows not greater than 6' centres and to be spaced not more than 4'-6 centres in the rows securely embed No. 8 galv. wire in each pile to allow for stapling to sleeper. Joints of sleepers must be supported with pile.

SPOUTING:

To be copper soldered at angles and joints. Downpipes to be of same material.

CARPENTER & JOINER:

Bottom and sleeper plates	Ht Building A Rimu or Matai
Floor Joist	" " " " " "
All other framing	Building A Rimu
External finishing timber	Dressing A Ht Rimu or Tan
Flooring	" " " " " "
Internal finishings	Dressing A Rimu
Sashes and frames	Dressing A Heart

SCHEDULE:

Plates on concrete foundations	3x2	scarfed at angles and joints
Sleeper plates	4x3	" " " " "
Floor joist (spaced 18" crs)	5x2	gauged to widths at bearings
Floor bottom plates	4x2	scarfed at angles and joints
Wall studs (spaced 18" crs)	4x2	
Studs to large openings (3light)	4x3	
Wall dwangs (2 rows)	4x2	
Wall braces 45°	6x1	out in flush with framing
Rafters (52°) (20"crs)	4x2	
Ceiling joists (20"crs)	3x2	to take ends of sheets
Ceiling runners (to spans over 8')	4x2	fixed on edge
Roof purlins (to suit roof tiles)	2x1	
Ridge and hips	9x1	
Valley boards	8x1	
Timmers (two & three light openings)	2 5x2	nailed together
Eave Fascias	8x1	dressed
Floor (well seasoned, heart)	6x1	T&G
Architraves (internal)	5x1	Bevelled
Skirtings	4x1	
Underpurlins	4x3	
Roof Struts (6ft centres)	4x2	

CONSTRUCTION:

Plates on concrete foundation walls to be fixed with bolts as specified.

345/98 A

Sleeper plates in rows not more than 6' centres, well fastened down to piles with wire ties let into top of piles. Floor joists to be fixed at 18" centres and gauged to even widths at all bearings.

Wall framing to have top and bottom plates scarfed and angles and joists.

Studding to be erected with hollow edged out spaces 18" centres with double studs at angles and cross partitions.

Wall braces to be cut in flush with framing and fixed where practicable.

Head trimmers to be checked into openings and studs.

Ceiling joists to be fixed short way of rooms, not more than 20" spacings dwanged with 3x2 to take ends of ceiling sheets. Runnersover ceilings to be fixed on edge 2" out of centre of room and to all spands over 8'.

The Roof is to be constructed with timbers as scheduled, for fixing of Wilson's Tiles.

EAVES:

To be boxed as indicated with 5x2 short joists at 18" centres. Lined under with 3/16 flat Asbestos sheets, joints covered with 1" flat round beads, Bed mould against wall to be 1½" scotia outer edge of asbestos to fit tight up to eaves fascia and covered with ½" bead.

INTERNAL FLOORING:

To be well seasoned heart quality Matai or Rimu T & G tightly cramped and double nailed and at completion clean off with floor sanding machine.

ROOM LININGS:

Walls are to be lined with fibrous plaster sheets ⅜" thick fixed with galv. clouts and stopped for painting or papering.

FIBROUS PLASTER CEILINGS:

The ceilings of the rooms to be covered with quality fibrous plaster sheets as existing and finished same.

SKIRTING:

Fit 4" bevelled skirting to match existing room , scribed to floor with external angles mitred and scribed at internal angles.

INTERNAL ARCHITRAVES:

Fit to all windows and door openings 3" bevelled architraves neatly mitred at angles all to be well cleaned before fixing.

SILL BOARDS AND APRONS:

Fit windows with 1" sill boards and ½" plain aprons under.

16mm 35m

BUILDING FILE

Code No. 345 / 98A

Subject WOODSTOVE

Permit No 37355

Date 25/5/92

No. Sheets

NEW PLYMOUTH DISTRICT COUNCIL

Fees/Charges Coding

Ex Building Permit Etc

FILE NO: 4/159 RECEIPT NO: 37355

ADDRESS 98 Mangorei Rd DATE: 22-4-92

Item	Ugen Code	Amount Excl GST	Amount Incl GST
Building Permit Fee	04 P30 125 YB 20		46 00
Drainage & Plumbing Fee	04 P50 125 YD 21		
Engineers Reports	04 W21 125 BA 32		
Sewer Connection	04 W99 203 —		
Stormwater Connection	04 W79 203 —		
Water Connection	04 W89 203 —		
Building Research Levy	04 Z14 150 —		
New Vehicle Crossing	04 W32 203 FW 30		
Repair Vehicle Crossing	04 W32 203 FW 31		
Streetworks Deposit	04 Z11 165 ZA 31		
Reserve Contribution	04 S10 150 S 670		
			46 00

Paid by CSH

GST No 51-700-449

NOTE These are preliminary fees and may be reassessed or added to during plan checking

Masterprint 85178

NEW PLYMOUTH DISTRICT COUNCIL

Ref 4/159/92

OWNER 37355

Issue Date 25/05/92

BUILDER

D S Mascull

98A Mangorei Road
New Plymouth

J Raikes

18 Tukapa Street
New Plymouth

ADDRESS OF PROPERTY

98A
Mangorei Road

New Plymouth

LEGAL DESCRIPTION

1
9603
Pt 87

DESCRIPTION

Woodstove

6

VALUES

Building	$2000
P & D	$
	$2000

SPECIAL CONDITIONS

.....
Authorised Officer

Inspection Date	REMARKS (e.g. stage reached)

NEW PLYMOUTH DISTRICT COUNCIL

X

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

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

House No 98A Street/Road MANGOREI ROAD New Plymouth.

Legal Description LOT 1 DP 9603 SECTION PART 87

OWNER D.S. MASCULL

ADDRESS 98A MANGOREI ROAD New Plymouth

NAME OF APPLICANT JAMES RAIKES Signature James R Raikes

ADDRESS 18 TUKAPA ST Phone No. 75 84419.

New Plymouth.

DESCRIPTION OF PROPOSED WORK:

New building	☐	Conversion	☐	Alteration	☐
Addition	☐	Demolition	☐	Hoardings	Mths
Sign	☐	Wood stove	☑	New floor area	

PROPOSED USE OF BUILDING Fit MASPORT Provincial Log Fire (In Built)

NAME OF BUILDER ..... Phone No. .....

ADDRESS .....

NAME OF Craftsman Plumber/Regst Drainlayer Jim RAIKES

ADDRESS 18 Tukapa ST New Plymouth Phone No. 7584419.

VALUES & FEES (See over for fees payable with application)

TOTAL VALUE of Building (excluding GST) $ _____ (A) BRL $ _____

This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY) $ _____ (B) P&D FEE $ _____

Value of Building for Building Permit (Value of (A) less Value of (B)) $ _____ Permit fee $ _____

Streetworks Damage Deposit (If applicable) $ _____

TOTAL FEES (GST Inclusive) $ 46.00

NOTE: Where values are considered to be too low they will be reassessed.
Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

FOR OFFICE USE: File No. 4 159 Check Sheet No. .....

22 APR 1992 Receipt No. 37357 Sewer Sheet No. .....

Date of Receipt ..... Val Ref No. .....

INSTALLATION REQUIREMENTS

(1) **PERMIT.** A building permit may be required to satisfy your local Building Authority and/or your Insurance Company. Check with your building inspector before commencing installation.

(2) **FIRE PLACE.** Your Provincial Wood Fire must be installed in a fire place having a chimney which does not connect with another chimney. It the chimney is being built, it must be constructed to comply with the requirements of **NZS 1900, Chapter 7**, or as directed by your local Building Authority. It the fire place and chimney already exist, the flue must be swept and the chimney thoroughly examined for soundness. The joint between the chimney face and the fire place surround must be examined, especially the trimmer above the fire place opening as it may overheat it less than 50mm from the brickwork or masonry.

fig. 2

(3) **SURROUND & MANTEL SHELF.** The fire place must have a non-metallic heat resistant surround extending at least 450mm each side of the bottom of any overhanging mantel shelf, extend up to the bottom of any overhanging mantel shelf, and the vertical dimension from the top of the surround to the base of the recess into which the Wood Fire is to be fitted should be at least 810mm. If the mantel shelf is constructed from timber or any other heat sensitive material, and its underside is less than 1180mm above the recess base, it will need to be shielded by a heat resistant deflector.

(See: fig. 2 & 3)

fig. 3

(4) **HEARTH.** The fire place hearth must extend forward at least 360mm from the front of the heater, and it must extend at least 450mm each side of the centreline of the fire place opening.

(See: fig 2)

INSTALLING THE FIRE BOX

(1) Measure the fire places recess and remove bricks as necessary to accept the heater which is 580mm high, 590mm wide and 460mm deep. If the recess is more than 635 high or 760 wide, a special fascia extender plate will be needed to cover the opening.
(See: fig 4)

fig. 4

FIRE PLACE PREPARATION

(2) Clear rubble from bottom of fire place.

Remove Provincial from pallet and slide into fire place opening.
Check that it is level, packing where necessary with masonry chips.
Ensure that the flange on the fire box case or the rear of the fascia (when fitted) will fit snug against the face of the surround, building out the face of the surround with fire cement if necessary. Seal the bottom edge of the case all around, using a cement grout mix.
(See: fig 5)

WOOD FIRE INSTALLATION

fig. 5

INSTALLING THE FLUE

Assemble the three flue sections, fastening each joint securely with self-tapping screws. Extra flue sections (Part No. C8450A) are available if needed. The top of the flue, when fitted into the Wood Flue should be between 150 and 450mm above the top of the chimney. Remove the ceiling plate from inside the fire box.
(See: fig 6)

fig. 6

Remove ceiling plate to guide flue into fire box flue socket.

(Ensure ceiling plate is correctly re-positioned before tightening fire.)

Lower the flue assembly down through the chimney, ensuring that joints have the upper section inside the lower section. Guide the bottom end into position by reaching up through the fire box outlet.

In cases where the bottom of the flue will not align with the fire box outlet, an adjustable elbow can be fitted to the bottom of the flue.

fig. 7

Fix the flashing plate (central swage upper-most) on top of the chimney and clamp the centralising bracket (lugs downward inside the swaged hole) onto the flue so that the bottom of the clamp ring is just clear of the swage.
(See: fig 7)

Trim the plain end of the weather shield so that when it is in position with its notched end against the flashing plate, the end of the flue will protrude 40-50mm above the weather shield. THIS DIMENSION IS MOST IMPORTANT.
(See: fig 8)

fig. 8

Slip the rain cap into place over the flue and weather shield, making sure that the flue end is not distorted as it must be able to slide freely in the rain cap when the flue expands.

Replace the fire box ceiling plate, ensuring that the other internal fire box components have not been dislodged in transit.
(See: fig 9)

FIRE BOX REAR LOWER WALL (FB5239) is placed parallel to back of fire box angled edge uppermost, the bottom edge resting in the notches cut in the flins at the bottom of the fire box.

The lug at the top fits behind the lower edge of the fire box rear upper wall.

FIRE BOX REAR UPPER WALL (FB5207) L-shaped casting sits in rear of the fire box supported by rails cast into the top of the internal walls.

FIRE BOX CEILING (FB5208) Finned casting engages inside the stepped front edge of the upper wall, resting on the same rails.
(See: fig 9)

No force is required to put these castings in place and they are not fixed permanently. They may be removed to provide access to the flue for cleaning.

fig. 9

INSTALLING THE FASCIA

Attach the fascia to the casing using four screws.
Fit the top and bottom grills and the air control knob through the slot in the lower grille.

The Provincial fire is now ready to light. please refer to the operating instructions for details of the initial tiring.

NEW PLYMOUTH DISTRICT COUNCIL

[redacted]NG REGULATORY DEPARTMENT

File No 4 159

Project: WOODSTOCK
Owner: D S MASCULL
Address: 98A MANOREI RD
Lot No. 1 D.P. 9603

Check Sheet No.
Sewer Sheet No. Plotted:
Sec.

[redacted]

Permit No

TOWN PLANNING

Zone		
Designations		
Area of Buildings		
Coverage		
Maximum Height		
Front Yard		
Relat. of Bldg. Size:	(1) Rear Yard	
	(2) Side Yard	
Open Space		
Grassed Areas	☐ Trees	
Parking		
Building Lines & Street Widening		
Screening		
Access to Rear of Site	☐ Multi-titled Site	
Accessory Buildings		
Loading		
Service Lanes & R.O.W.		
Crossing Length		
Flooding	☐ Filling	
Town Planning Approvals		

Remarks:

Approved

Not Approved

DEVELOPMENTS

Value of Building	$	
Value of Land	$	
Reserve Contribution Assessed		$
	GST	$
	Total to be paid	**$**

Letters Sents

HEALTH & BY-LAWS

Remarks:

Approved .....

Not Approved .....

DANGEROUS GOODS

Domestic or Commercial .....

Storage Capacity & Location .....

Licence Required ..... Yes/No .....

Approved .....

Not Approved .....

PLUMBING AND DRAINAGE

Remarks:

Approved .....

Not Approved ..... **FEE** $:

BUILDING

Remarks:

	VALUE	FEE
Bldg		
Eng Calcs		
BRL		
TOTAL		

Approved MEO 24/4/92

Not Approved

SERVICES

SEWER CONNECTION

Existing Service

Required Service

Location

Depth

Special Requirement

Common Drain

Fee $

STORMWATER CONNECTION

Fee $

FEE $:

Approved

Not Approved

WATER CONNECTION

Existing Service

Distance from L/Boundary

Distance: Main to Boundary

Boundary to Load

Required Service

Meter

Height above Datum

FEE $:

Approved

Not Approved

VEHICULAR CROSSINGS

Type of Footpath

Kerb & Channel

Existing Crossing

New Crossing

Strengthen Path Sq.Yds.

Condition

Inst. No

Position

Level at Boundary

STREET WORKS FEE $:

DEPOSIT DAMAGE FEE $:

APPROVING OFFICER

Approved

Not Approved

Date 24·4·92

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 98 A Mangorei Road NEW PLYMOUTH 4601
Legal Description of land where building is located: LOT 1 DP 9603
Current, lawfully established use: Dwelling
Year first constructed: Circa 1940s

The Owner

Name of owner: Stephen Dixon Kane, Jane Heather Allan
Contact Person: Stephen Dixon KANE
Mailing Address: 98A Mangorei Road
NEW PLYMOUTH

Phone number: (Bus.) 06 757 3507
(Pvt.) 021 136 1273
Email address: drjaneallan@gmail.com

Building Work

Building Consent number: **BC12/113529**
Description of work: **install downstairs shower**
Issued by: New Plymouth District Council

Code Compliance

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

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 30 July 2012

No. 98A Sec. 87FD. Lot 11 D.P. 6498.

Address MANGOREI RD

DRAINAGE AND PLUMBING REGISTER

OWNER W. H. RICHARDSON

ADDRESS 98A MANGOREI RD.

BUILDER

PLUMBER

DRAINLAYER FAWCETT.

PERMITS

PLUMBING

DRAINAGE

VALUE

NATURE OF WORK CONNECT TO SEWER EX SEPTIC TANK.

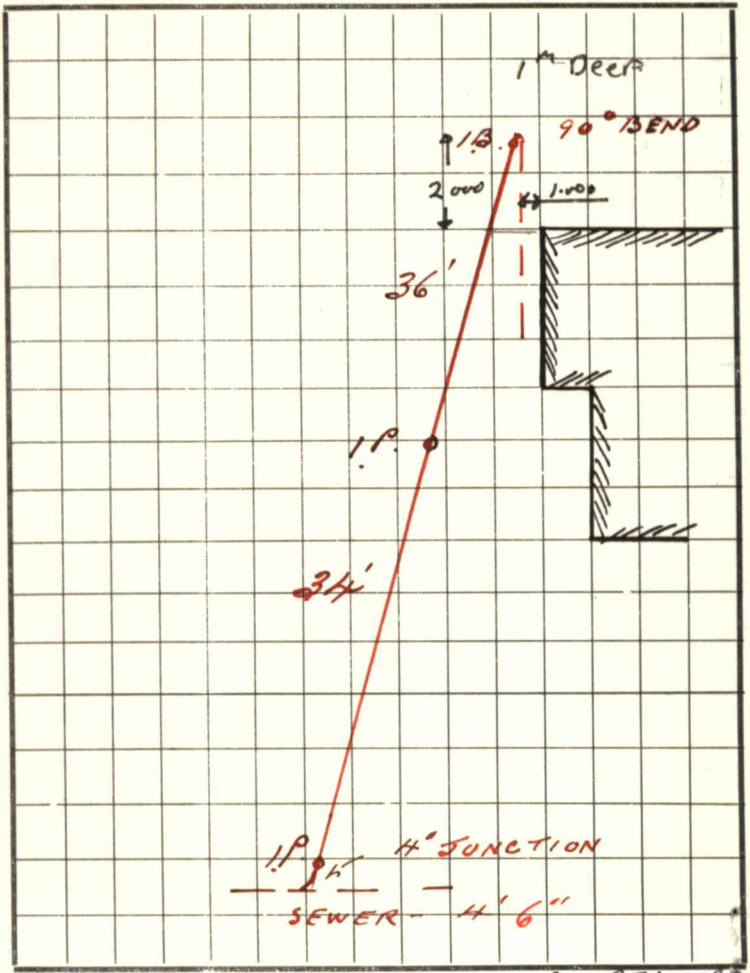
DRAIN TESTED 5 / 1 / 59. PLUMBING PASSED / /

FALL AND DESCRIPTION NORMAL

J. G. Francis

per G.A.L. Inspector.

DRAINAGE PLAN SCALE



FRONTAGE 98A MANGOREI RD

AVERY PRESS N.P.—57238

No. 98a Mangorei Rd ~~Street~~ Sec. 87 FD Lot 11 6498 D.P.

DRAINAGE AND PLUMBING REGISTER

OWNER W.H. Richardson

ADDRESS 98a Mangorei Rd

BUILDER Riddick Bros & Still

PLUMBER Kindberg

DRAINLAYER "

PERMITS.

BUILDING No. 6941

VALUE

REC. No. 393a

NATURE OF WORK New Dwelling.

W.C.'s 1 BATHS 1 BASINS 1 SINKS 1 TUBS 1

PLAN SUBMITTED / / DRAIN TESTED 23 / 5 / 49

PLANS APPROVED / / PLUMBING PASSED / /

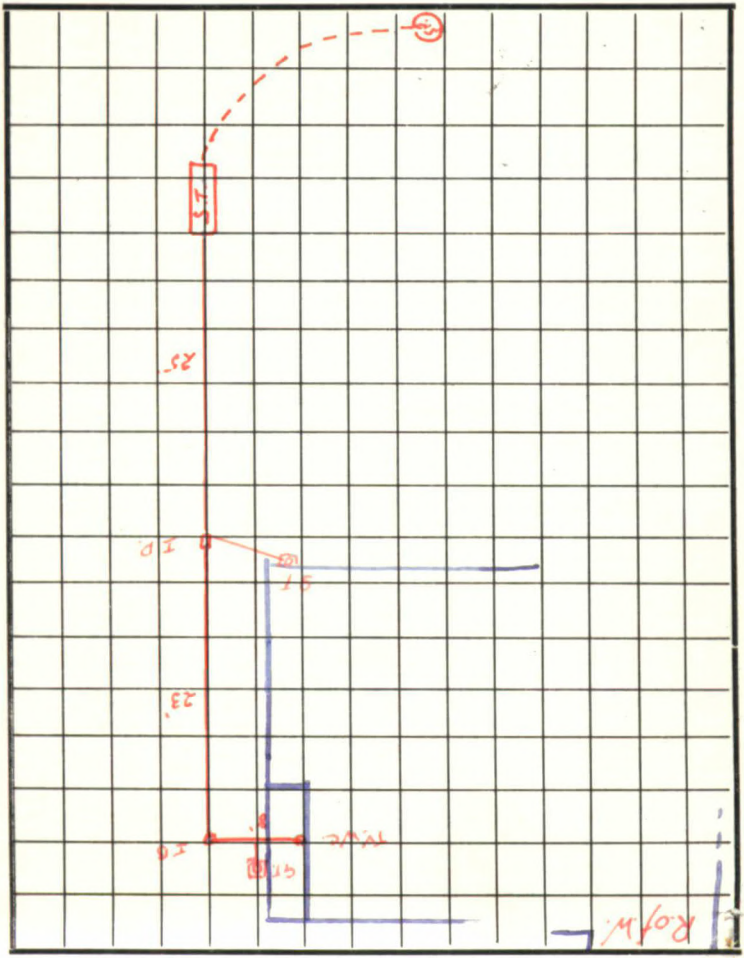
PERMIT ISSUED / /

FALL Complete to ~~Sewer~~ Septic tank

MCB

Inspector.

DRAINAGE PLAN SCALE



FRONTAGE 98A Mangorei Rd

AVERY, PRINT. N.P.—26959