



GREAT LAKE TAUPŌ

Taupō District Council

Property File

Property File No: REF260333088

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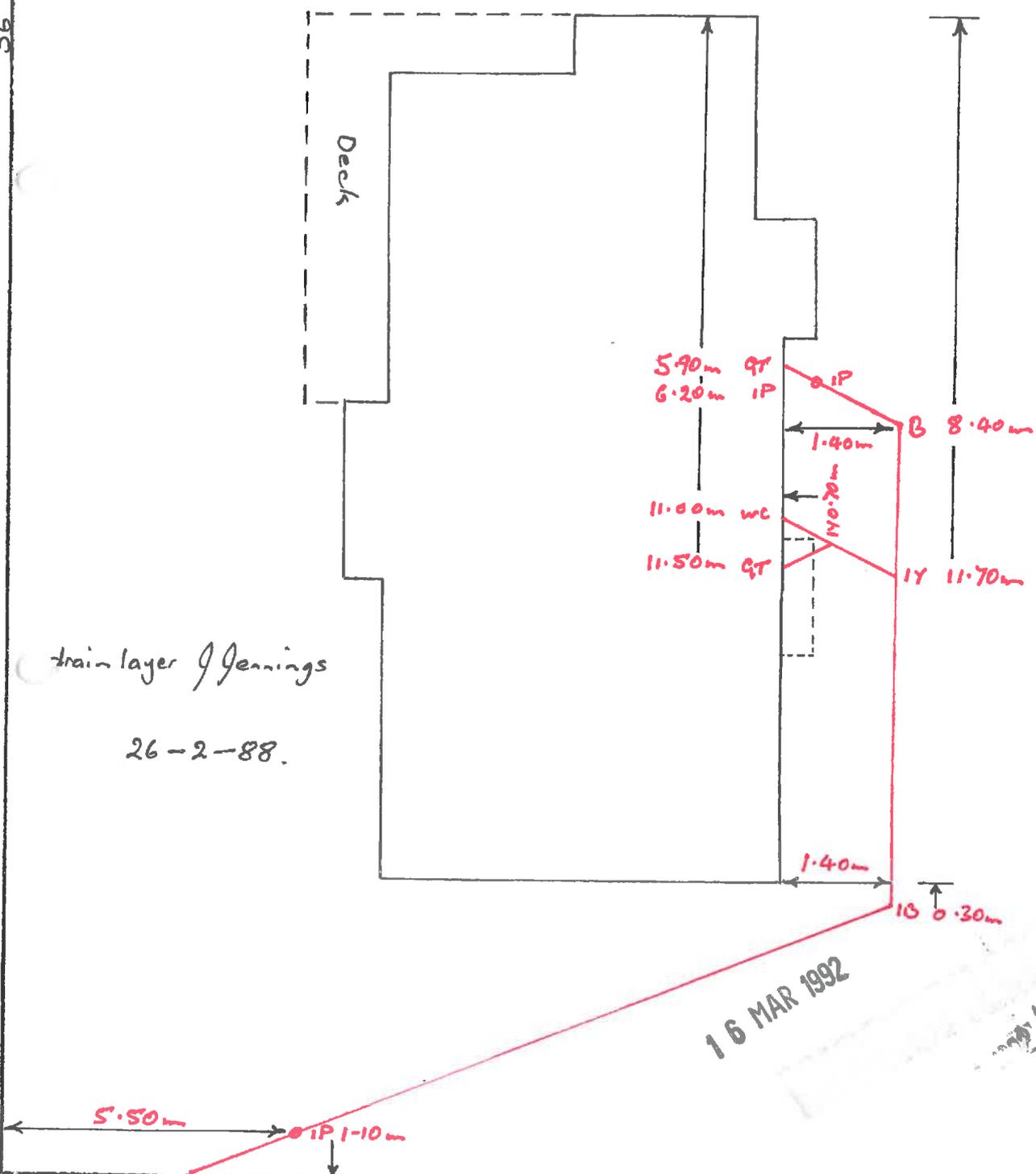
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56 Shepard Road



56 Shepard Road

Bb-150-056-001

2005-02-03 Notification of existing building work - garage extension - A217573

BUILDING SURVEYOR BOB PETTIGREW MNZICW
Building Consultant - TAUPO

P O BOX 395 - Ph: (07) 378 6813 - Fax: (07) 378 1875 - Mob: 025 333551

The Manager
Building & Regulatory
Taupo District Council
Private Bag
TAUPO

3rd February 2005

File: (150-0056)

Dear Sir

re: **NOTIFICATION OF EXISTING BUILDING WORKS**

Client Reference: Ms Miranda Plummer

Address of Works: 56 Shepherd Road

While this application is lodged under the heading of Existing Building Works. No unauthorized works have been carried out on this site.

An inspection was carried out 1.30pm on Wednesday 2nd February 2005.

Council records show a Building Permit was issued for a re-location dwelling on the above site, Permit 4216 dated 23rd December 1987.

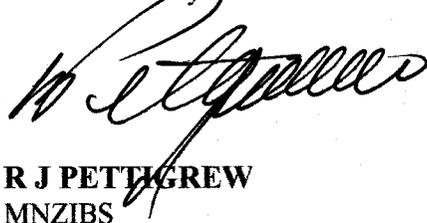
My inspection discloses quite clearly the garage in question was constructed as a one unit, i.e. 6.0 wide with two Tiltla doors. It is clear an on site decision was made to increase the size during the re-location process.

Council records show an inspection was carried out by an inspector and garage footings were passed on 9th February 1988. Garage frame was inspected and passed 1st March 1988.

It is clear from the Council records that approval and inspections were made in respect of the extended garage but not recorded on the permit application. This application is to redress that omission.

Plans are enclosed for up-dating the property file. My Producer Statement for this application is attached.

Yours faithfully



R J PETTIGREW
MNZIBS

Copy to.

Miranda Plummer,
79 Rainbow Drive,
Taupo.

mm

BUILDING SURVEYOR BOB PETTIGREW MNZICW
Building Consultant - TAUPO

P O BOX 395 - Ph: (07) 378 6813 - Fax: (07) 378 1875 - Mob: 025 333551

3rd February 2005

The Manager
Building & Regulatory
Taupo District Council
Private Bag
TAUPO

Dear Sir

re: NOTIFICATION OF EXISTING BUILDING WORKS

Client Reference: Ms Miranda Plummer

Address of Works: 56 Shepherd Road, Taupo

Council Reference: Permit 4216

Date of Issue: 23rd December 1987

PRODUCER STATEMENT

This statement confirms that on site inspection was carried out on Wednesday 2nd February 2005.

All works as shown on the attached drawings are to a high standard and complete as described in the attached letter.

No breaches of Section 64 of the Building Act have occurred and all aspects of Safety and Sanitary provisions are accepted on reasonable grounds provisions.

Yours faithfully



R J PETTIGREW
MNZIBS

2022/06/20 Health Smoke Nuisance Letter - 56 Shepherd - A3153392



GREAT LAKE TAUPŌ

Taupō District Council
72 Lake Terrace, Taupō 3330
Private Bag 2005, Taupo Mail Centre
Taupō 3352, New Zealand
T 07 376 0899
F 07 378 0118
E general@taupo.govt.nz
www.taupo.govt.nz

21 November 2021

The Occupiers
56 Shepherd Rd
Taupo 3330

Dear Sir /Madam

HEALTH SMOKE NUISANCE
Health Act 1956 - Section 29(n)
56 Shepherd Rd, Taupo Ref 2210448

We have recently received a smoke nuisance complaint regarding the burning from this address. The property has been visited but it was discovered that there was no one home.

The concern relates to the burning of timber products which are treated and are producing objectionable smoke to the neighbourhood.

The purpose of this letter is to request that if you are indeed burning then please consider your neighbours who are being affected in a manner that is offensive and is likely to be injurious to health.

The Taupo District Council has a responsibility to ensure that a health nuisance situation does not occur from domestic burning. As you may appreciate the burning of undesirable fuels is difficult to enforce, so would like to take this opportunity to request consideration for your neighbours' air quality.

- Burn dry wood only out of the high-risk fire season.
- Don't burn plastics.
- Don't burn rubber.
- Don't burn treated timber or chip board.
- Don't burn organic waste such as composting waste, synthetic material, rubbish or oils.
- Please be considerate of you neighbours.

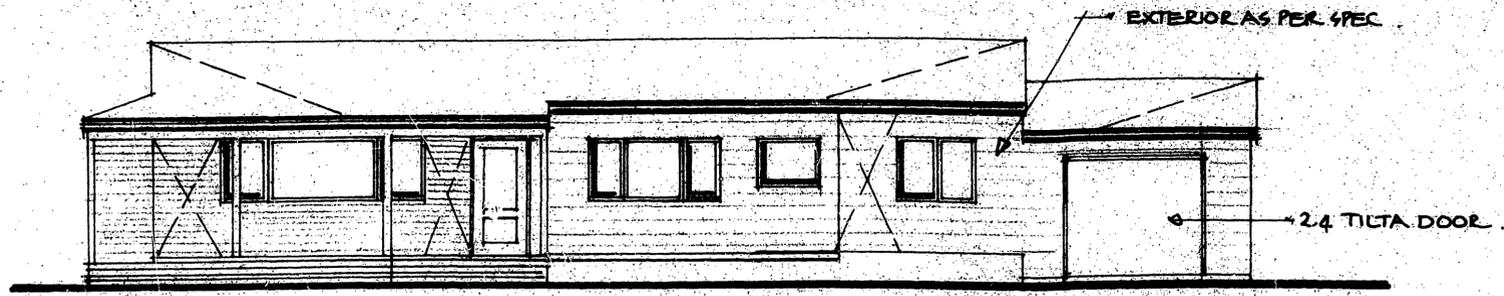
If you wish to discuss this with me or would like anything clarified, please do not hesitate to give me a call on 07 376 0668.

Your cooperation is appreciated.

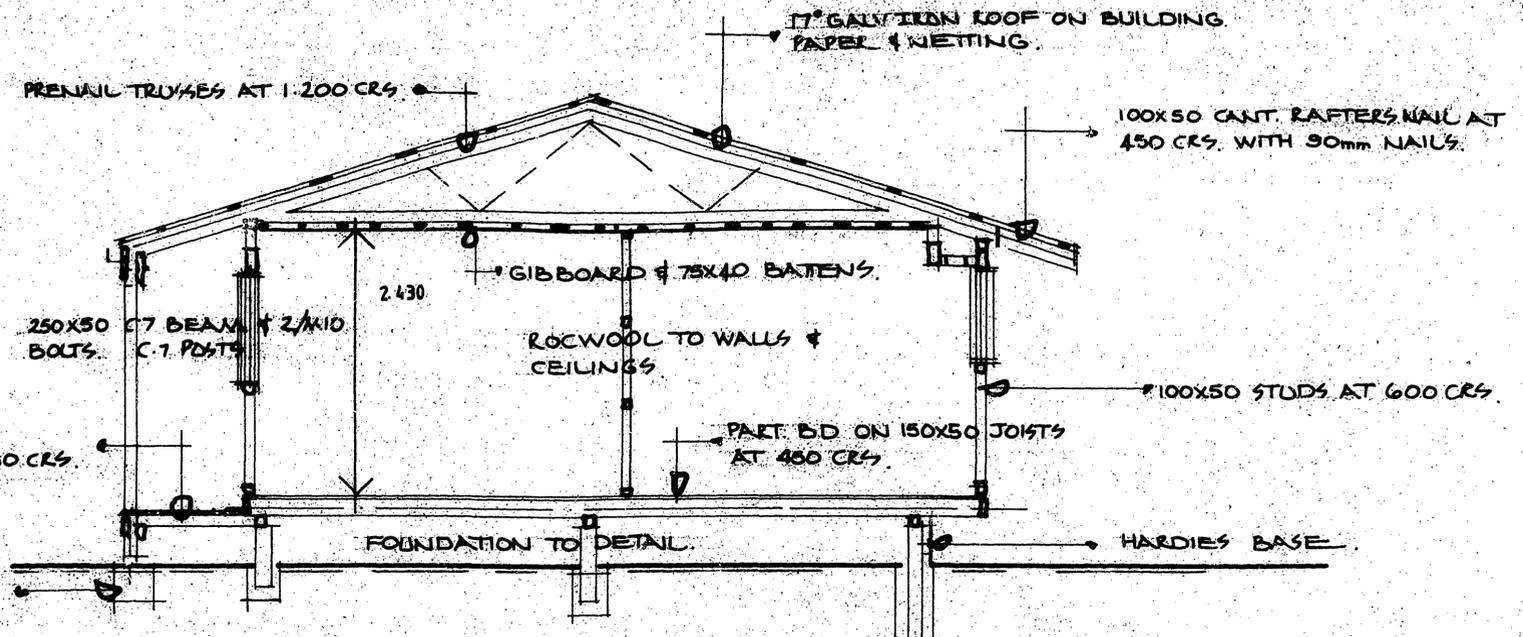
Yours faithfully

Shane Hancock
Environmental Health Officer

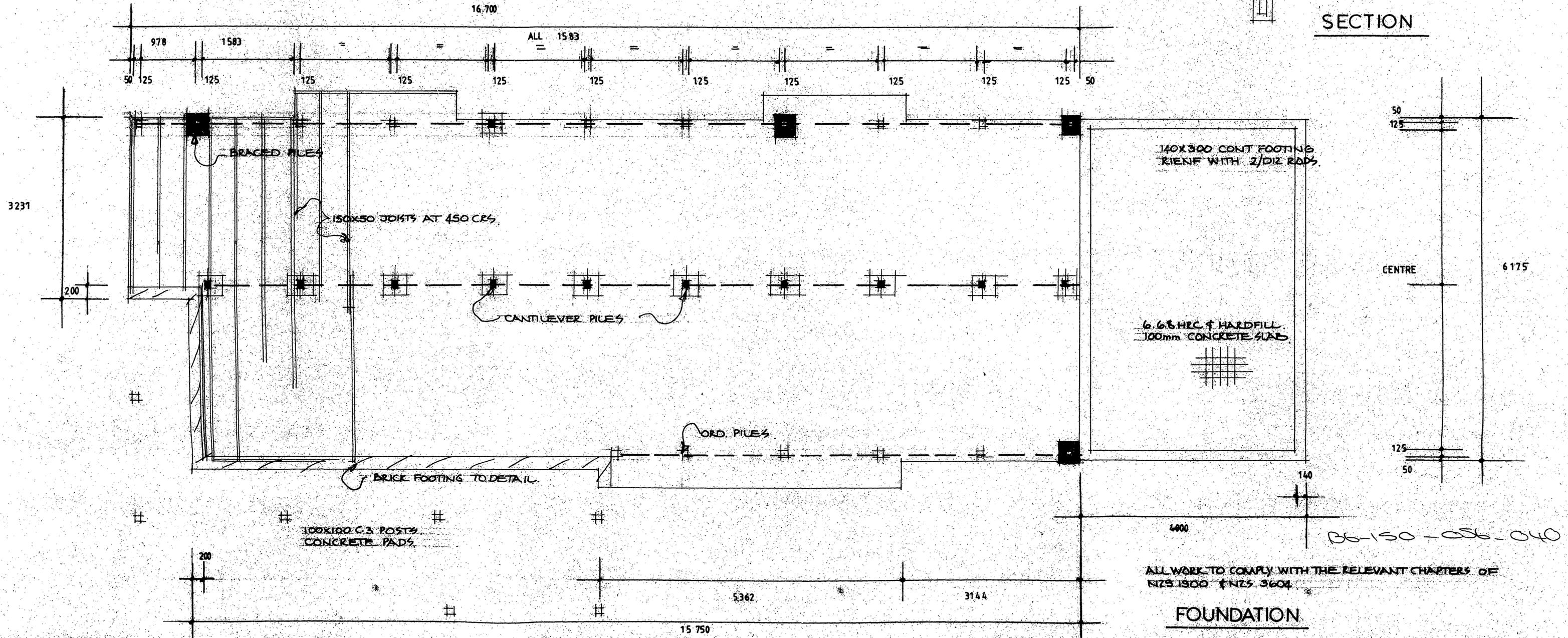
Historical Information 0150 56 MICROFICHE - A325770

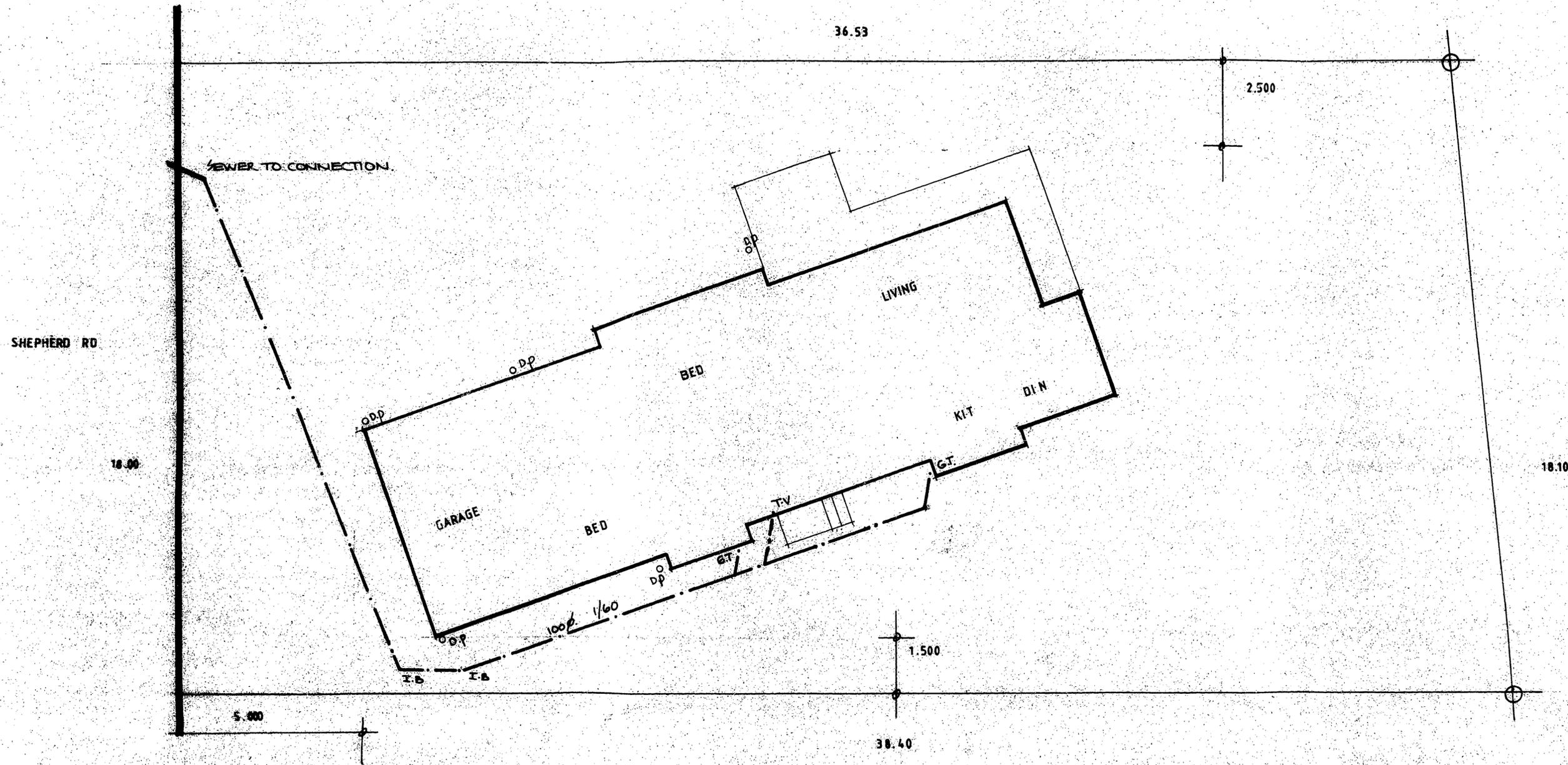
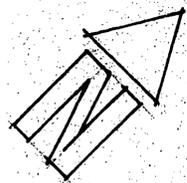


ELEVATION 1



SECTION

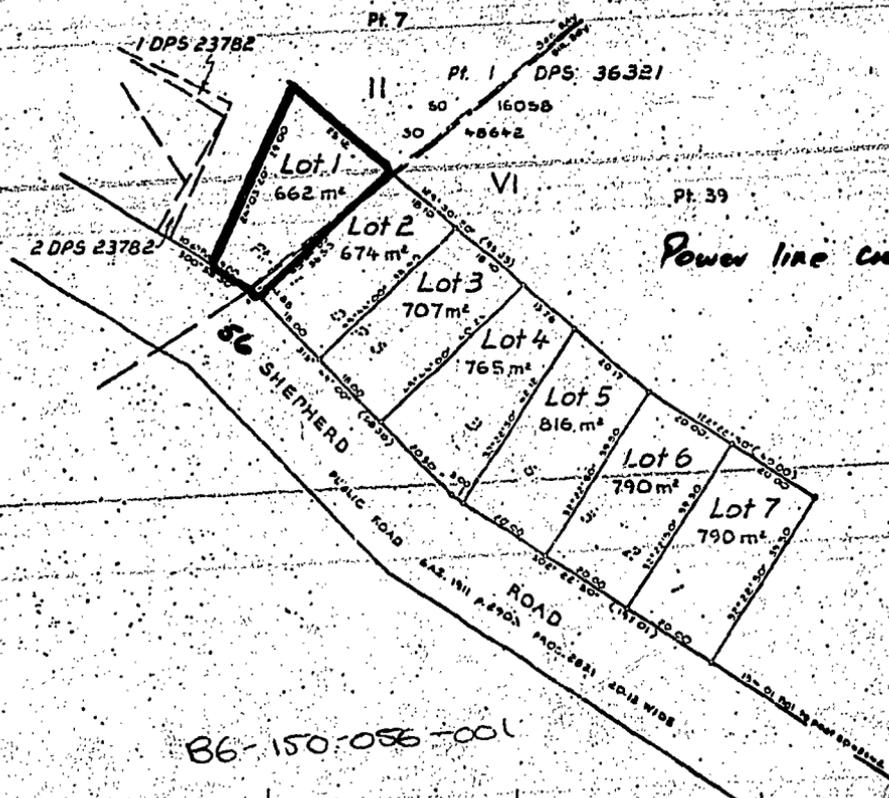




B5-130-056-041

SITE PLAN

LOT 2 DPS 38060



APPROVED
Botanical Gardens Subdivision Limited

Pursuant to a resolution of the Taupo Borough Council passed on the ____ day of _____ 1985, appearing to Sec. 305 of the Local Government Act 1974, this Survey plan, with certification that the plan is in accordance with the requirements and provisions of the Operating District Scheme in force for the area to which the Survey plan relates, at the date of approval of this scheme, upon the common seal of the Taupo Borough Council was affixed hereto in the presence of:

_____ Mayor
 _____ General Manager

Pursuant to Section 326(1)(1) Local Government Act 1974, I hereby certify that there were no conditions imposed or referred to in the scheme plan of subdivision.

Done at Taupo this ____ day of _____ 1985.

_____ General Manager

Total Area 5204 m²
 (Comprised in C.T. 324/221 (Pt.))

I, John Henry Hindess of Taupo, Registered Surveyor and holder of an order permitting me to survey hereby certify that the plan has been made from surveys carried by me or under my direction, that both the said Survey is correct and true and that it complies with the regulations under the Surveyors Act 1968.

Done at Taupo this ____ day of _____ 1985.

_____ Full Qual. _____
 CP 31323 - 1st 1982
 A Survey Plan 324/221 (Pt.) 324/221 (Pt.)
 SOUTH ISLAND DISTRICT, DISTRICT OF TAUPŌ, DISTRICT OF TAUPŌ
 Erection of _____

Approved as to Survey
 _____ Chief Surveyor

Deposited this ____ day of _____ 1985.

_____ District Land Registrar

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. 11 E VI TAUHARA
 SHEETS

LOTS 1-7 BEING SUB'DN OF PT. LOT 1 DPS 36321 BEING PT. SEC. 7 BIK. 11 AND PT. SEC. 39 BIK VI, TAUHARA SURVEY DISTRICT

LOCAL AUTHORITY TAUPŌ BOROUGHS
 Surveyed by Cheal, Dick & Hindess Assoc.
 Date Jan-Feb 1985

TAUPO BOROUGH COUNCIL
STREET DAMAGE DEPOSIT

Date received _____

BIP

OWNER

Name Mrs Mrs A. Connolly
Mailing Address Tihoi Venture School, R.D.1 Mungakino

BUILDER

Name Jennion Homes Ltd
Mailing Address Box 122 Hamilton
Signature P.G. Melrose Lic. No. _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

Street No. 56
Street Name Shepherd Road
Taupo

LEGAL DESCRIPTION

Valuation Roll No. _____
Lot 2 D.P.S. 38060
Section XXXXXXXXXXXXXXXXXXXX Block XXXXXXXXXXXXXXXX
Survey District _____

TYPE OF WORK (Tick box)

Type I Type III
 Type II Type IV
See schedule

NATURE OF WORK (Tick box)

Domestic Removal/transportable
 Commercial Industrial
 Ancillary building

FEES

\$700
M/B.
See schedule

RECEIPT - OFFICE USE

Receipt No. _____
Date of Payment _____
Bond/Agreement (delete) _____

FOR INSPECTION (Office Use)

OK
OK
SIGNED [Signature]
Date 17.12.87

APPLICANT

Name Jennion Homes
Signature P.G. Melrose
Mailing Address Box 122, Hamilton
Deposit scheme member Yes No
Acting Capacity Builder Phone No. 495-571
(owner, building, etc)

B6-150-056-002
M/F No.

FOR INSPECTION (Office Use)

Signed [Signature]
Date 24/3/88

COST OF REPAIRS (Office use)

Kerb _____ \$
Verge _____ \$
Footpath _____ \$
Crossing _____ \$
Total _____ \$

FOR REFUND - OFFICE USE

Signature _____ Date _____ Accts. notified _____
Signature _____ Date _____

B/P

TAUPO BOROUGH COUNCIL APPLICATION FOR WATER SUPPLY

Date received / /

OWNER

Name Mrs Mrs A Connolly

Mailing Address Tihoi Venture School
P.O. Mangakino

PLUM

Name Terry Ry

Mailing Address P.O. Box
Hamilton

Signature _____

PROPERTY ON WHICH WATER SUPPLY OR SERVICE IS TO BE PROVIDED

SITE

Street No 56

Street Name Shepherd Road
Taupo

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 2

Section XXXXXXXXXXXXXXXXXXXX D.P.S. _____ Block _____

Survey District Tauhara

TYPE OF SUPPLY (Tick box)

Domestic _____ Size 20 mm

Commercial _____ Size _____

Date service desired _____ / _____ / _____

TYPE OF SERVICE

Specify TURN ON

See schedule _____

FEES

Supply \$ _____ \$11

Service \$ _____

See schedule _____

RECEIPT - OFFICE USE

Receipt No 104652 \$11.00

Date of Payment _____ / _____ / _____

Riding _____ / _____ / _____

OFFICE USE

Service laid date _____ / _____ / _____

Connection date 11 / 2 / 88

Meter No _____

Turncock J.D. Williams

66-150-056-003

M/F No.

APPLICANT

Name De Mitchell

Signature De Mitchell

Mailing Address Box 122, Hamilton

Acting Capacity Builder Phone No. 495-5
_____ (owner, builder, etc)

CONDITIONS

- (1) Notwithstanding the acceptance from applicant of a water connection fee or specification by any applicant of a particular point on his boundary where he desires a water connection laid, the siting of any particular water connection laid shall remain entirely at the direction of Council, subject always to the provisions of the Council's by-laws as to water supply and amendments thereto and further, the applicant shall comply with all the provisions of the said By-law.
- (2) The applicant's attention is drawn to the Water Supplies Protection Regulations, 1961 and any amendments. To comply with these regulations, any auxiliary water supply such as bores and roof water tanks shall not be connected to the Public Water Supply.
- (3) Before a connection to the Borough Water Supply System is given, ADVICE IS REQUIRED from applicant that a rigidly fixed tap on the property has been erected and coupled to the stop valve which terminates the service lead from the Borough water mains.

8412/WB

03518

STREET SHEPHERD RD No. 56
 OWNER A. J. CONNOLLY
 BUILDER R. Mc BETH
 TYPE FIRE
 PERMIT No. 11111 DATE ISSUED... 2/6/88.....
 PLUMBING CENTRAL HTG SEWER CONNECTION
 DRAINAGE VEHICLE XING STORMWATER

COMMENTS: SITE INSPECTION DATE

FOUNDATION INSPECTION

FRAME INSPECTION

FINAL INSPECTION 9/18/88

TAUPO BOROUGH COUNCIL
 P.O. BOX 142, TAUPO

Bb-150-056-004

Received with thanks by
TAUPO BOROUGH COUNCIL

Receipt no. 155325

3/42

1/06/88

8/1

36	GL	03030515	CHIMNEY PERMIT	50.00-
	CQ	NAT TAUPO	A J CONNOLLY	50.00

B6-150-056-005

Date received 21/5/88

Permit No. 11111

Date Permit Issued 21/6/88

WORK

Name: ALLAN JAMES CONNELLY

Mailing Address: Sb Shepherd Road
Taupo

Phone No. 81297

BUILDER

Name: Ralph McBeth

Mailing Address: Shepherd Road
Taupo

Phone No. _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No: Sb

Street Name: Shepherd Road
Taupo

150

LEGAL DESCRIPTION

Valuation Roll No. 7330-44102

Lot 2 UPS 38060

Section XXXXXXXXXXXXXXXXXXXX Block XXXXXXXXXXXXXXXXXXXX

Survey District Tauhara District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Putting maoport fire into house - Heating

FLLOOR AREA (DWELLING UNITS)

Whole Sq. Metres _____ Number Erected _____

ESTIMATED VALUE	FEES
Building <u>1200</u>	<u>50.00</u>
Plumbing	
Drainage	
Water Connection	
Sewer Connection	
SUB TOTAL:	
Building Research Levy	
Street Damage Deposit	
Vehicle Crossing Levy	
Site Works	
TOTAL:	<u>50.00</u>

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED - include conversions and restit buildings

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

SMALL CHIMNEYS, APPLIANCES AND FIREPLACE

NAME OF PRINCIPAL CONSULTANT

Name _____

Mailing Address _____

Phone No. _____

STREET DAMAGE DEPOSIT SCHEME (TICK BOX)

If member of Street Damage Deposit Scheme

Name _____

Signature: _____

SCOPE OF APPLICATION (TICK BOX)

Complete project _____

Partial project Describe (e.g. stage 1, etc)

RECEIPT - OFFICE USE

Receipt No. 155325 50.00

Date of Payment 1/6/88

Should the Statement of Authority on the reverse side of this form not be filled in, all contact with regard to the application, and execution of the work, shall be referred through the Principal Consultant. All modifications considered necessary to the (local authority). Engineer to any part of this application shall be acknowledged by the applicant.

THIS FORM IS SUFFICIENT FOR BUILDINGS NOT NEEDING SPECIFIC DESIGN

DOCUMENTS ATTACHED (TICK BOX)

Drawings - Two sets (See notes on back of sheet)

Specifications - Two copies

Form No. 2 - Structural Design Features Summary Part A and Part B

For No. 3 - Fire and Egress Features Summary

Building Project Authority

Estimated starting date _____

Estimated completion date _____

66-150-056-006

M/F No.

APPLICANT

Name Allan James Connelly

Signature _____

Mailing Address Sb Shepherd Road
Taupo

Phone No. _____

Acting Capacity _____ (owner, builder, etc)

B/P

COUNCIL

9



APPLICATION FOR VEHICLE CROSSING

Date received _____

Name Mr & Mrs A Connolly
 Mailing Address Tihoi Debutoro School

Name Jennian Howe Ltd
 Mailing Address Box 122, Hamilton

PROPERTY ON WHICH VEHICLE CROSSING IS TO BE PROVIDED

Street No. 56
 Street Name Shepherd Road Taupo

Valuation Roll No. _____
 Lot 2 D.P.S 38060
 Section XXXXXXXXXXXXXXXXXXXX Block XXXXXXXXXXXXXXXXXXXX
 Survey District _____

TYPE OF CROSSING Tick a box
 Domestic
 Commercial

CROSSING DESCRIPTION Tick a box
 Berm width _____
 Crossing width Standard (2.4m)
 Extra width required _____
 Letdown Required (See back)

FEES
 \$ Standard Crossing
 \$ Widening _____
 \$ Letdown _____

RECEIPT - OFFICE USE
 Receipt No. 104652 \$ 237.00
 Date of Payment 11/12/81

TOTAL - \$ 237.00

66-150-056-007
M/F No. _____

OFFICE USE
 Crossing constructed date 25/5/88

APPLICANT
 Name Jennian Howe Ltd
 Signature [Signature]
 Mailing Address Box 122, Hamilton
 Acting Capacity Builder Phone No. 413571
 (owner, builder, etc)

8412/VX

FOOTPATH DAMAGED
 JENNIAN HOWE'S INVADED

Taupo Forms

150/156

STREET SHEPHERD RD No. 156

OWNER A CONNOLLY

BUILDER TENNIAN HOMES LTD

TYPE DWELLING

PERMIT No 4216 DATE ISSUED 23/12/87

PLUMBING CENTRAL HTG SEWER CONNECTION

DRAINAGE VEHICLE XING STORMWATER

COMMENTS: SITE INSPECTION DATE

FOUNDATION INSPECTION

Footings 5/2/88

Footings Garage & Verand 9/2/88

FRAME INSPECTION

Framing Garage 1/3/88

FINAL INSPECTION

TAUPO BOROUGH COUNCIL
P.O. BOX 142, TAUPO

B6-150-056-042

AWAITING
FEES
12/87

D1020

CIRCULATION LIST			AMENDMENT(S) CHECKED		ADDRESS	LIST CODE
REFERRED	DATE RECEIVED	SIGN	DATE RECEIVED	SIGN	SHEPHERD RD	150 / 56
BUILDING INSP.	23/12/87	RJ.				
P. & D. INSPECTOR					LEGAL DESCRIPTION	
FIRE / DANGEROUS GOODS INSP.					LOT	D.P.S. / D.P. / S/O. / M.L.
STRUCTURAL ENGR.					2	38060
TOWN PLANNER	14-12-87	K. Reidy			BUILDING RECORD B6-150-056-008	
DIR. OF WORKS					DATE	APPLICATION
INSPECTORS CLERK					11/12/87	3239
					DESCRIPTION	
					DWELLING	
					BUILDER	
					JENNIFER HOME LTD	
					RETURNED FOR AMENDMENT(S)	AMENDMENT(S) RECEIVED
					PERMIT NO.	DATE ISSUED
					H216	23-12-87

Issue Permit
RJ

STREET

Shepherd Rd

No.

56

OWNER

A Connolly

BUILDER

Jennica Homes

TYPE

Transportable Dwelling

PERMIT No.

4216

DATE ISSUED

23-12-87

PLUMBING CENTRAL HTG SEWER CONNECTION DRAINAGE VEHICLE XING STORMWATER

COMMENTS:

SITE INSPECTION DATE

FOUNDATION INSPECTION

Footings

5/2/88

Footings - Garage & Back Veranda

9/2/88

FRAME INSPECTION

FINAL INSPECTION

R6-150-056-009

TAUPO BOROUGH COUNCIL
P.O. BOX 142, TAUPO

BUILDING PERMIT APPLICATION (Including chimney, fireplaces and fire appliances)

Date received // 11/21/87

Permit No. 4216

Date Permit Issued 23/11/87

OWNER	
Name	Mr & Mrs A Connolly
Mailing Address	Tihai Venture School RO Mangakino
Phone No.	On 0814-28415

BUILDER	
Name	Jennian Homes
Mailing Address	P.O. Box 122 Hamilton
Phone No.	495571

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	56
Street Name	Shepherd Road Taupe

LEGAL DESCRIPTION	
Valuation Roll No.	7330-441-02
Lot	2
D.P.	38060
Section	XXXXXXXXXXXXXXXXXXXX
Block	XXXXXXXXXXXXXXXXXXXX
Survey District	Tauhara

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erection of Dwelling (Transported from Hamilton)
Garage to be erected on site (Attached)

FLOOR AREA	DWELLING UNITS
Whole Sq. Metres	117.6 m ²
Number Erected	

ESTIMATED VALUE		FEES	
Building	69,000	343-20	
Plumbing	2,000	50-60	
Drainage	1,000	44-00	
Water Connection	10-00	11-00	
Sewer Connection			
SUB TOTAL:	72,000		
Building Research Levy		79-20	
Street Damage Deposit			
Vehicle Crossing Levy		237-00	
Site Works			
TOTAL:		765-00	

NATURE OF PERMIT (TICK BOX)	
<input checked="" type="checkbox"/>	NEW BUILDING — exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED — include conversions and restit buildings
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
<input checked="" type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
<input type="checkbox"/>	SMALL CHIMNEYS, APPLIANCES AND FIREPLACE

STREET DAMAGE DEPOSIT SCHEME (TICK BOX)	
If member of Street Damage Deposit Scheme	
Name	<input type="checkbox"/>
Signature	

SCOPE OF APPLICATION (TICK BOX)	
Complets project	<input checked="" type="checkbox"/>
Partial project (e.g. stage 1, etc)	<input type="checkbox"/> Describe

RECEIPT - OFFICE USE	
Receipt No.	10-4652 \$343.20
Date of Payment	11/12/87

NAME OF PRINCIPAL CONSULTANT	
Name	Jennian Homes
Mailing Address	P.O. Box 122 Hamilton
Phone No.	495571

Should the Statement of Authority on the reverse side of this form not be filled in, all contact with regard to the application, and execution of the work, shall be referred through the Principal Consultant. All modifications considered necessary the the (local authority). Engineer to any part of this application shall be acknowledged by the applicant.

THIS FORM IS SUFFICIENT FOR BUILDINGS NOT NEEDING SPECIFIC DESIGN

DOCUMENTS ATTACHED	(TICK BOX)
Drawings — Two sets (See notes on back of sheet)	<input type="checkbox"/>
Specifications — Two copies	<input type="checkbox"/>
Form No. 2 — Structural Design Features Summary Part A and Part B	<input type="checkbox"/>
For No. 3 — Fire and Egress Features Summary	<input type="checkbox"/>
Building Project Authority	<input type="checkbox"/>
Estimated starting date	
Estimated completion date	

06-150-056-010

M/F No.

APPLICANT	
Name	
Signature	
Mailing Address	Box 122 Hamilton
Phone No.	495571
Acting Capacity	(owner, builder, etc)

15/12/87

JENNIAN HOMES
P.O. Box 122
HAMILTON

56 SHEPHERD RD

Require information on whether or not
transportable dwelling is new or second hand.
If second hand - must be inspected by the
Taypo Borough Council Building Inspector
before relocation can be permitted.

Applicant must also enter a bond
agreement.

Mrs D.J. Foster.

06-150-056-011



666 TE RAPA ROAD, HAMILTON.
P.O. BOX 122.
PHONE 495-571

9 December 1987

Taupo Borough Council
P O Box 142
TAUPO

T.B.C. FILE	
REFERRED:	
11 DEC 1987	
ACKNOWLEDGED	REPLIED

Dear Mrs D Foster

re: Building Permit - 56 Shepherd Road

Please find enclosed our cheque for \$665.00 being the balance owing on the permit fees as advised.

Thanking you for your assistance in this matter.

Yours sincerely

P D Street
GENERAL MANAGER

B6-150-086-02



A great package.

TAUPO BOROUGH COUNCIL

APPLICATION FOR PLUMBING/DRAINAGE PERMIT ★ APPLICATION FOR CONNECTION TO PUBLIC SEWER



Date received _____/_____/_____

OWNER

* Name Mrs Mrs A Conolly

Mailing Address Tihei Venture school
RD Mangakino

Phone No: 0514 23415

APPLICANT

* Name Jennian Homes

Mailing Address P.O. Box 122
Hamilton

Signature J. Holmes Phone No 495 571

SITE

* Street No. 56

Street Name Shepherd St
Taupo

LEGAL DESCRIPTION

* Valuation Roll No. _____

Lot 2 D.P. 38060

Section XXXXXXXXXXXXXXXXXXXX Block XXXXXXXXXXXXXXXXXXXX

Survey District Tauhara

REQ. PLUMBER RESPONSIBLE FOR WORK

Name Terry Ryan

Mailing Address Box 7508
Hamilton

Signature _____ Lic. No. _____

REQ. DRAINLAYER RESPONSIBLE FOR WORK

* Name To be notified

Mailing Address _____

Signature _____ Lic. No. _____

DESCRIPTION OF WORK (PLUMBING)

Domestic supply and
pipe out

DESCRIPTION OF WORK (DRAINAGE)

Connection to sewer
stormwater to K+C

ESTIMATED VALUE		FEES	
ESTIMATED VALUES \$	Plumbing	<u>2000</u>	<u>50.60</u>
	Drainage	<u>1000</u>	<u>44.00</u>
	TOTAL		<u>94.60</u>

RECEIPT - OFFICE USE

Receipt No. 104652 \$ 94.60

Date of Payment: 11.12.87

B6-150-056-013

M/F No. _____

PUBLIC SEWER CONNECTION

OFFICE USE

Date of sewer connection _____/_____/_____

Remarks _____

NATURE OF SEWER CONNECTION (Tick box)

* Residence Other (specify)

Flats

Motels

Commercial

Industrial

CONDITION: At the time of the connection being made, all redundant septic tanks are to be emptied and backfilled.

TOBY PLANNING

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
| 1. Potential Watercourse | <input type="checkbox"/> | 8. Accessory buildings; height | <input type="checkbox"/> |
| 2. Zoning use -- relaxations and approvals | <input checked="" type="checkbox"/> | siting, coverage, distance to neighbours dwelling | <input type="checkbox"/> |
| 3. Yards, front, sides, rear, caves | <input checked="" type="checkbox"/> | 9. Off street parking, future garage sites on Residential sites | <input checked="" type="checkbox"/> |
| 4. Coverage and density | <input checked="" type="checkbox"/> | 10. Verandahs; general and commercial streets | <input type="checkbox"/> |
| 5. Height: general, Cam. streets, fences - Special Areas | <input checked="" type="checkbox"/> | 11. Windows; doors overhanging street | <input type="checkbox"/> |
| 6. Formation width: access rear sites Res. bldgs of more than 6h/ | <input type="checkbox"/> | 12. Street levels; arrangement of steps | <input type="checkbox"/> |
| 7. Under width Street Building restriction | <input type="checkbox"/> | | |

COMMENTS

Issue Permit / Sgd. *T. Reddy*

HEALTH

- | | | | |
|---|--------------------------|--|--------------------------|
| 1. Bldg. compliance with Health Act. | <input type="checkbox"/> | 4. Offensive Trades (H.O.H. approved) and Chemical Works | <input type="checkbox"/> |
| 2. Special requirements shops, factories. | <input type="checkbox"/> | 5. Disposals of Watted, Boarding houses, motels, trades. | <input type="checkbox"/> |
| 3. Boardinghouses, motels Assembly Building requirements. | <input type="checkbox"/> | 6. Labour Department requirements cover advised. | <input type="checkbox"/> |

COMMENTS

Issue Permit Sgd.

PLUMBING AND DRAINAGE

- | | | | |
|-------------------------------------|--------------------------|------------------------------------|--------------------------|
| 1. Ventilation lighting W.C. urinal | <input type="checkbox"/> | 5. Septic tank approved | <input type="checkbox"/> |
| 2. General plumbing | <input type="checkbox"/> | 6. Disposal of effluent | <input type="checkbox"/> |
| 3. Sanitary fittings | <input type="checkbox"/> | 7. Stormwater appliances/ disposal | <input type="checkbox"/> |
| 4. Drainage | <input type="checkbox"/> | | |

COMMENTS

Issue Permit Sgd.

STRUCTURAL DESIGN

- | | | | |
|-----------------------|--------------------------|------------------------------------|--------------------------|
| 1. Structural check | <input type="checkbox"/> | 3. Design calculations | <input type="checkbox"/> |
| 2. Design certificate | <input type="checkbox"/> | 4. Foundation bearing satisfactory | <input type="checkbox"/> |

COMMENTS

Issue Permit Sgd.

NO SPECIFIC DESIGN

- | | | | |
|----------------------|--------------------------|-----------------------|--------------------------|
| 1. Wind load | <input type="checkbox"/> | 6. Foundations | <input type="checkbox"/> |
| 2. Dead/live loads | <input type="checkbox"/> | 7. Beams/lintels | <input type="checkbox"/> |
| 3. Earthquake resist | <input type="checkbox"/> | 8. Reinforced masonry | <input type="checkbox"/> |
| 4. Shear walls | <input type="checkbox"/> | 9. Steel beams | <input type="checkbox"/> |
| 5. Bracing | <input type="checkbox"/> | 10. Laminated beams | <input type="checkbox"/> |

COMMENTS

Issue Permit Sgd.

GENERAL

16-150-606-014

- | | | | |
|--------------------------|--------------------------|---|--------------------------|
| 1. Retaining walls | <input type="checkbox"/> | 7. Timber frame construction | <input type="checkbox"/> |
| 2. Foundations | <input type="checkbox"/> | 8. Straps/ties to exposed beams/rafters | <input type="checkbox"/> |
| 3. General Construction | <input type="checkbox"/> | 9. Exterior 8" masonry walls, water proofing against rain ground moisture | <input type="checkbox"/> |
| 4. Room sizes | <input type="checkbox"/> | 10. Value of building checked | <input type="checkbox"/> |
| 5. Window areas/openings | <input type="checkbox"/> | | |
| 6. Kitchen/laundry | <input type="checkbox"/> | | |

client Mr & Mrs A Connolly int no. 615 date 1/11/11
address/location 56 Shephard Rd, Terengganu

STOREY single / lower of 2 or middle of 3 / lowest of 3
ROOF TYPE light / heavy
ROOF PITCH 0-25 / 26-45 / 46-60 15°
EARTHQUAKE ZONE A/B/C E = 2 B.U.s/m
WIND AREA high/medium/low
AVERAGE ROOF HEIGHT 1.0 m

FOR ALONG

wind on walls + wind on roof 9 + 10 = W1 = 19 B.U.s/m

FOR ACROSS

wind on walls + wind on roof 9 + 7 = W2 = 16 B.U.s/m

ROOF OR BUILDING LENGTH

Bl = 22.7 m

ROOF OR BUILDING WIDTH

Bw = 6.25 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 150.38 m²

FOR EARTHQUAKE

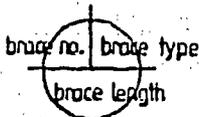
BU's along and across = E × GPA = 2 × 150.38
= 300.76 BU's

FOR WIND

W1 × Bw = 19 × 6.25 = 118.75 B.U.s along

W2 × Bl = 16 × 22.7 = 363.2 B.U.s across

BRACE LOCATION SYMBOL ON FLOOR PLAN



B6-150-056-015

JENNIAN HUNES LTD

CONTRACT - GENERAL SPECIFICATIONS

Specification of the work to be done and the materials to be used in erection and completion of a residence as per accompanying drawings.

For -

Mr and Mrs

A Connolly

At -

56 Shephard Road, Taupo

Lot Number

2 DPS 38060

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the contract.

The Contractor shall provide the Contract which is to be completed by all parties before the commencement of work on the site.

Any additions, omission or variations to the contract shall be notified in writing and signed by both parties.

The owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Contract Documents

The accompanying drawings

This specification

B6-150-056-017

PRELIMINARY AND GENERAL (ALL TRADES)

Permits

The contractors shall arrange to obtain all permits to build etc and arrange all inspections.

Protection of work

All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc are to be protected to the best of the Contractors ability until completion of the contract.

P C Sums (Nett Sums)

The P C Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any fixing charges and profit he requires to all such items.

By-Laws

The whole of the work in this contract is to be carried out in strict accordance with the Local Authorities regulations.

Insurance

The contractor shall at all times keep the whole of the works fully covered by insurance. Fire and Public liability.

Temporary Services

The contractor shall arrange for all temporary services of which the cost will be of the employer's care and remove same on completion of the contract. If temporary services are not practical or available to connect to and permanent connections have to be made, then this connection fee is at the employer's expense, if not covered in the contract.

Maintenance

The contractors shall maintain the property for a period of 31 days after completion and any damage done arising during that time through faulty workmanship shall be made good at the contractor's expense.

Completion

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy with all services and mechanical parts in good working order.

B6 - 150 - 086 - 018

EXCAVATOR

Generally

The contractor shall of which cost is to the employer's care, remove or cover over vegetation including trees from the area to be built on and bulldoze the site to the levels shown on the drawings.

Excavate

As required for all wall footings, pile footings, steps etc, as shown on the drawings.

Footing excavations are to be not less than 300mm deep or as shown on accompanying drawing.

Excavations are to be stepped to suit the slope of the ground and kept level at the bottom, maintained free from fallen material before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus soil on the site as directed by the employer.

B6-150-056-019

CONCRETOR

Materials

Concrete to be mixed with a test of 17.500 kpa after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, paint, grease etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

Concrete work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations etc, as indicated on the drawings and reinforced as shown. Steps to have 150mm risers and 300mm treads or similar.

Hard filling to be 75mm sand or 'run of the pit' metal compacted in layers of 150mm depth maximum. Bind with 25mm of sand or use on site soil for all hard filling.

All floor slabs to be laid to true and straight surfaces with a screed finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires etc, as required prior to the pouring of the concrete.

Holding down bolts to be 375mm maximum from corners and at 1.2m centres maximum ranset down plates to floor at same spacing.

Piles to be as shown on accompanying drawing set out as shown on the foundation plan and supported on a 100mm thick concrete footing.

PS 150-036-020

CARPENTER

Materials Schedule or to by-law 3604 or shown on accompanying drawing

MATERIAL	SIZE	GRADE
Sub-floor jack studs	100 x 75mm	Rad P. P.T.
Sub-floor bracing	100 x 75mm	Rad P. P.T.
Bearers	100 x 75mm	Rad P. P.T.
Wall plates	100 x 50mm	Rad P. P.T.
Floor joists	150 x 50mm	Rad P. P.T.
Herringbone strutting	50 x 40mm	Rad P. P.T.
Solid bridging	joist depth x 50mm	Rad P. P.T.
Top and bottom plates	100 x 50mm	
	75 x 50mm	Rad P. P.T.
Studs	100 x 50mm	
	75 x 50mm	Rad P. P.T.
Trimmer studs		Rad P. P.T.
Lintels		Rad P. P.T.
Nogging (Uwangs)	100 x 50mm	
	75 x 50mm	Rad P. P.T.
Bracing	Prud	
	100 x 25mm	Rad P. P.T.
Ceiling joists	100x 50mm	Rad P. P.T.
Ceiling nogging	75 x 50mm	Rad P. P.T.
Rafters	100 x 50mm	Rad P. P.T.
Ridges and Hip rafters	200 x 25mm	Rad P. P.T.
Valley rafters	150 x 40mm	Rad P. P.T.
Valley boards	150 x 25mm	Rad P. P.T.
Underpurlins	100 x 75mm	Rad P. P.T.
Roof struts	100 x 50mm	Rad P. P.T.
Collar ties	150 x 25mm	Rad P. P.T.
Roof trusses	Gangnail or similar	
Purlins (Iron roof)	75 x 50mm	Rad P. P.T.
Eaves framing	75 x 40mm	Rad P. P.T.
Fascia boards		
Barge boards		
Weather boards		
Vertical boards	As per drawings	
Exterior facings		
Scribers	Standard	
Flooring	3.6m x 1.8m	High density particle board
Interior door jambs	25mm	Custom wood
Architraves (if any)	40 x 13mm	
Skirtings	Ho 20	Pine
Cornices	As required	
Splash boards	25mm	Rad P. U.T.
Shelving	25mm	Rad P.
Exterior trim	Moulds as required	Rad P. U.T.
Interior trim	Moulds as required	Rad P. U.T.

Bb-150-056-021

Trimmer Studs

Single on Top Storey

Openings up to 1.3m wide	100 x 50mm
Openings 1.3m to 2.6m wide	100 x 75mm solid or built up
Openings 2.6m to 3.9m wide	100 x 100mm solid or built up

Bottom of Two Stories

Openings up to 1.05m wide	100 x 50mm
Openings 1.05m to 2.1m wide	100 x 75mm solid or built up
Openings 2.1m to 3.15m wide	100 x 100mm solid or built up

<u>Lintels</u>	<u>Opening Width</u>	<u>Lintels Size</u>
	Up to 1.35m	100 x 75mm
	1.35m to 1.8m	100 x 100mm
	1.8m to 2.4m	150 x 100mm
	2.4m to 3m	200 x 100mm
	3m to 3.6m	250 x 100mm
	3.6m to 4.2m	300 x 100mm

Construction

All materials are to be the best of their respective kinds due to grades, laid true to their various lines and levels and constructed in a proper tradesman-like manner to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units concrete or brickwork is to be protected with a bitumen fabric damp proof course.

Sub-floor jack studs are to be fixed to foundation piles with 10mm steel pin or No. 8 gauge (4mm) galvanised wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined. Sub-floor bracing to be diagonal in both directions as required and as directed by the local authority inspector. Floor joists to be on edge set out to suit the flooring sheets, nailed with one 100mm and one 75mm nail at every crossing and trimmed as required for stairwell openings, slabs etc.

Double the floor joists at each end of the building.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halve jointed or butt jointed and fastened with 4" nail plates.

Studs are to be set out to accommodate 2.4m high wall lining sheets, and are to be held to the plates with two 100mm nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 100 x 25mm or 75 x 25mm strapping.

B6-150-156-022

Lintels

Where built up, trimmer studs are used. One 100 x 50mm stud is to be run up past the trimmer to the top plate and the 100 x 25mm or 100 x 50mm remaining is to run up to the underside of the lintel.

Nogging (Dwangs)

Shall be wall thickness 50mm spaced in rows at 800mm centres maximum, set out to accommodate the wall lining sheets and be nailed with two 65mm nails at each end.

Ceiling nogging (Dwangs)

To be set out to accommodate the ceiling lining sheets and cornices around the perimeter of each room

Bracing

To be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged as required.

The wall frames

Are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists

To be on edge and spiked to the wall plates with one 100mm and one 75mm nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked there too.

Rafters

To be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 100mm and one 75mm nail to the plates.

Supply and fix the necessary ridge bearers, hip rafters, valley rafters, valley boards, under purlins and roof scruts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with two 100mm nails and traced at each end of the building.

Purlins (Iron Roof)

To be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100mm nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.

Eaves bearers to be nailed securely to each rafter overhang.

Bb-150-056-023

Exterior finish

Behind all asbestos-cement wall linings and as detailed on the drawings, except if fitted on to tanalised timber, fit a breather type building paper, lapped 100mm. Wall areas are to be covered with exterior lining as shown on the drawings.

Verticle boards are to be fixed over breather type building paper, plumb and in single lengths where possible and fixed with 60mm galvanised nails. Soffits and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds or with materials shown on drawings.

Build in the various exterior joinery frames. Fit head capping and flashing. Provide access to under foundation.

Interior finish

Flooring to be laid in large single sheets of high density particle board with joints both ways. All joints and edges to be continuously supported by floor joists or hogging cut between the floor joists.

Nail the flooring with 60mm galvanised brad head nails.

On completion of the contract the floor nails are to be punched.

Interior wall linings generally to be 9.5mm sheets fixed with vertical joints and nailed with flat headed galvanised clouts.

Wall linings of which the contractor is to take the utmost care of quality control by the responsibility of manufacturers defects will not be rectified at the contractors expense.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected sheets with plastic jointer and corner mouldings.

Ceiling linings - see drawing

Hog for and build in the various joinery fitments as supplied under 'Joiner' and trim to walls.

Hog for and build in the various fittings as supplied under 'Plumber' and trim around with splash boards where needed.

Interior doors are to be fitted with 1½ pairs of loose pin butts.

Architraves if used are to be fitted in single lengths with glued mitred joints.

Skirtings to be fitted to the floor and internal corners and mitred at external angles.

Coat cupboard and wardrobes to be fitted with one shelf 300mm wide fixed 1.800m above the floor and with 20mm galvanised pipe hanger rail under.

Linen, hot water cupboards to be shelved with slatted shelves ex 100 x 25mm.

Form a ceiling access door in a convenient and inconspicuous place.

B6-150-086-024

Co-operate with the Electrician in the building for a meter box, the building of the switchboard recess and trim around as required.

Supply and fix the sundry internal finishing mouldings and trim as required.

All internal finishing timbers shall be free from all hammer marks, splits etc.

All nails in exposed work (interior and exterior) are to be punched.

B6-150-056-025

ROOFER

Generally

Refer to the drawings for the type of roofing to be used.

Concrete Tiles

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

Tile to be laid with standard laps and nailed or wired down in accordance with standard practice.

Hips and ridges to be covered with hip tiles bedded in mortar.

Barge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

On completion leave five ordinary and two ridge tiles under the building for future maintenance purposes.

Galvanised Iron

The roof area is to be covered with galvanised wire mesh stretched taut and securely stapled to the purlins only where necessary not when batt can support building paper.

Overlay with breather type building paper.

Roofing to be 26 gauge galvanised iron sheeting in single lengths and nailed in accordance with standard practice.

Ridges to be covered with lead edged ridging, in long lengths with lead edge dressed down into the corrugations of the iron.

Supply and fix all flashings, lead caps, etc, to make the roof thoroughly watertight.

Flat Roofs

Supply and fix over breather type building paper and as per the manufacturer's instructions complete with spoutings, downpipes, barge flashings and flashings as required.

BB - 150 - 086 - 026

PLUMBER AND DRAINLAYER

Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with Drainage and Plumbing Regulations 1978 and drains shall be laid by registered workman only.

The Plumbing contractor shall obtain all necessary permits for the work.

Exterior Work

Supply and fix all necessary flashings, lead caps in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix spouting to all eaves, laid with even falls to downpipes.

Downpipes to run into stormwater drains at foot. Valleys to be standard galvanised laid over building paper.

Water Service

Lay on cold water from the main to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to one hose tap positioned as on accompanying drawing.

Hot water service to run in Polytherm. Main and cold water may run in Polytherm.

Fittings

Provide and set up the fittings as shown on the drawings and provide traps and waste to same.

Bath - First quality

Vanity unit - selected top as shown on drawings

Sink top - selected

Shower tray - stainless steel or similar

W.C - china, wash-down pedestal with plastic double flap seat, plastic flushing cistern.

Tub - stainless steel

Washing machine to be supplied by owner

Taps - C P as selected by the owners, exterior hose taps brass

Drains or Street Channel

Stormwater to be taken in second quality socketted earthenware pipes to stormwater, main connection or standard soak holes.

Sewer drains to be first quality pipes, 100mm laid with even falls and easy bends to a main connection as directed. If not a sewer, provide one septic tank.

Provide and fix all necessary gully traps. Terminal and back vents, cleaning eyes, inspection junctions and bends etc, as may be necessary, to comply with the local authorities regulation.

B6-150-055-027

BLOCKLAYER

Materials

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and 75% of them to be free from cracks and chipped edges.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying

Construct the various block walls as shown on the drawings. Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting where possible.

Sills are to be as shown on drawings, jamb blocks are to be rebated.

Ventilators are to be spaced to provide adequate ventilation to Local Body standards.

Joints are to be 10mm thick maximum.

Build in holding down bolts 300mm from the corners and at 1.2m centres. Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion, clean down all exposed faces of the block work and leave free from all defects.

Bb-150-096-028

BRICKLAYER

Materials

Bricks to be delivered to the site in packets and 75% of them to be free from cracks and chipped edges. The bricks are to be wetted before laying. Mortar to consist of sand, cement and a liquid lime based plasticiser and mixed according to the manufacturer's directions.

Laying

Construct the various brick and brick veneer walls, chimney as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Joints to be 10mm thick maximum weatherstruck on exposed faces.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 500mm horizontally and every third course vertically.

Maintain a 40mm minimum cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brick work and leave free from all defects.

BS-150-056-029

JOINER

Windows to be Aluminium unless detailed as Timber

Aluminium windows shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. To be installed.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. 'Sundyne' profile of standard construction and high class workmanship.

The windows are to be glazed with standard quality glass with selected obscured glass to bathroom and W.C windows and directed.

Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flash type.

Fittings

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units.

Sink top as specified under 'Plumber'. Other bench tops to be of selected 'formica' or 'laminex'.

Cupboard doors to be custom wood.

Drawers to have sides joined to fronts and hardboard bottom.

Stairs - Closed Type

To be constructed with strings, treads and risers. The treads and risers are to be housed glue wedged and glue blocked to the stringer.

Bb-150-056-030

SOLID PLASTERER

Materials

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser mixed according to the lime manufacturer's directions.

Chimney

Supply and erect one precast concrete chimney as indicated on the drawings if required.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

INSULATION

Where applicable, the building shall be insulated in accordance with Council requirements.

10057
106-150. 086 - 031

ELECTRICIAN

Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with local authorities by-laws and the electrical contract is to obtain all permits from the supply authority and arrange for all inspections required.

Supply

Arrange for a mains supply to the building.

Boards

Provide and set up as required one meter board and case with all necessary equipment there on neatly labelled.

Provide and set up where directed by Builder a switch board panel with all necessary fuses, switches and main switches properly mounted and labelled and hinged on one side. This panel can be combined with the meter board if convenient.

Lights

Provide and fix the lights, switches and power outlets as listed on drawings.

Fittings

Allow the P C Sum of for the purchase of an electric range and allow to order, take delivery of and install the same.

Allow to wire up the thermostatically controlled hot water cylinder element.

Earth all metal wastepipes and metal fittings as required by the regulations.

PAINTER AND PAPERHANGER

Generally

All paint and varnish is to be delivered to the job in new tins, unopened and currently useable.

Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a good finish.

Stained work - one coat of stain. The nail holes etc, are to be stopped.

Metal work, including spoutings, downpipes, wrought iron work etc approved primer for galvanised iron. One undercoat and one finish coat.

Asbestos cement sheets - two coats. Solid plaster and concrete block work to be left unpainted.

IRON ROOF - TO BE LEFT UNPAINTED.

Interior

All ceilings to be given two coats of flat ceiling paint or textured.

All wall area to be lined with wallpaper, hung in single lengths, plumb with butt joints unless otherwise stated.

The quality control of the wallpaper is not of the contractors care. Any defects which become pronounced due to the nature of the wallpaper will not be rectified at the contractors expense. When walls are sprayed, workmanship is to be of highest trade practice.

P C value \$ per roll.

Flush doors if stained only to be sealed and given one coat of satin finish varnish. To be rubbed down between coats. All other interior finishing woodwork to be primed, stopped, undercoated and finished.

Completion

On completion the residence is to be left clean and tidy. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

136-150-056-033



666 TE RAPA ROAD, HAMILTON.
P.O. BOX 122.
PHONE 495-571

MRS D FOSTER
TAUPO BOROUGH COUNCIL

Reference Permit application for transportable home
to be erected on 56 Shepherd Road
Taupo.

Please find enclosed a copy of the inspection
certificate from the Hamilton City Council and
the details of the block foundation you require.

If this is in order I would be grateful if you
can ring me (Paul Street 071 495571) with
a permit number so that I can ring Mr +
Mrs Connollys solicitor.

Thanking you.

Kind regards,

Paula [Signature]

05-120-056-036

A great package.



CITY OF HAMILTON

No 349

PERMIT for Pre living inspection

in accordance with BY-LAW No. _____

Full Name Jennian Homes

Address Box 122

Ham. Ham.

Occupation _____

is hereby authorised to pre living inspection of
transportable dwelling / Connolly

Conditions: contract for 7 days

EXPIRY DATE OF PERMIT _____

Size _____

Fee 633

Date 22.12.87

I. No. 085234

AM 27327

S. A. LENZ,
Chief Executive

p.p. [Signature]

106-150-086-035

HAMILTON CITY COUNCIL



BUILDING CONTROL DIVISION

Please ask for:

Your ref:

Our ref:

Office - Barton Street
Private Bag
Hamilton New Zealand
Phone (071) 81-919

Please address all correspondence to
the Chief Building Inspector

NOTICE OF COMPLETION OF WORK

TO: The Chief Building Inspector,
Hamilton City Council,
Private Bag,
HAMILTON

I hereby give notice that I have completed the framing
of the building situated in 673 E. Rangi Road Street,
owned by Mr. James Hones Job No. 3024
and I hereby request that the work be inspected.

Dated this 22nd day of December 1987

Signature _____

TO WHOM IT MAY CONCERN

I hereby certify that the work referred to above has been
inspected and found to comply with NZS 3604/NZS 4218P

Dated this 22nd day of December 1987

R.E. Jennings,
Chief Building Inspector.

Per: [Signature]

FEE \$ 33
PERMIT NO 349
RECEIPT NO 085234

B6-150-036-036

- Notes:
- ① 8 steel braces Required, As discussed on site with Builder.
 - ② Dragon ties to lounge Area, to be installed.
 - ③ no insulation in walls or ceiling at time of inspection

ROOF TRUSSES AT 600

100x50 PURLINS ON EDGE AT 1000 CRS. MAXIMUM

200x50 RAFTERS AT 1000

TEXTURED FINISH TO 9.5mm GIB

100x50 JOISTS AT 1000 CRS.

9.5mm GIBBOARD

BEAM

TEXTURED FINISH TO 9.5mm GIB

100x50 FRAMING STUDS AT 600 CRS.

2251

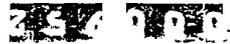
150x50 JOISTS AT 450 CRS.

150x75 BEARERS

BLOCK BASE

VEEGER FOOTING
230 WIDE x 300 DEEP
2012
R6 TIES AT 400 CRS.

B6-150-056-03T



T.P. Require information on whether or not
transposed dwelling is new or 2nd hand.
If 2nd hand - must be inspected by
the Tampa Borough Council Building Inspector before
relocation can be permitted.
Applicant must also enter lease agreement
(T.R. 10/12/87). Y

10/12/87 - Dwelling is new - R. Hutchings spoke
to applicant.

~~Require a framing certificate from local authority
certifying of foundation~~

Require a framing certificate from the
Local Authority in Hamilton, and details of
the block foundation to be supplied.

B. 2/12/87

BUILDING PERMIT CHECK LIST - TOWN PLANNING

ADDRESS : 56 Shepherd Road
lot 2 DPS 35060

SITE PLAN : CORRECT SHAPE AND SCALE?
CORRECT DPS, LOT NO?
CROSS-LEASED?
ALL BUILDINGS SHOWN?
GROUND LEVELS ON SITE? sloping
(Is it flat or sloping?)

ZONE AND MISC. DETAILS :

ZONE : RES A B C
OTHER Residential A

DENSITY : NO OF UNITS 1
SECTION SIZE 674 sq.m.

HEIGHT OF BUILDINGS : 8m (Max) 4.6m

YARDS - FRONT 4m 1.50
SIDE 1.5 and 2.5m 1.5 + 2.5
REAR 3m 10.4
(Rear sites all 3m)
Check ground levels

DAYLIGHTING :

MORE THAN ONE UNIT : private open space 45 sq.m. 5m min.
YARDS : (MULTI UNIT ONLY) off-street parking
(FRONT 4m, SIDE AND REAR 3m) - garage attached
(Rear site all 3m)

VISUAL PRIVACY : _____

PRIVATE OPEN SPACE : _____
(45 sq.m., Least Dim. 5m)

VEHICLE PARKING - No. parks required _____
(1 covered per unit, 1 uncovered per 2 units)
{MULTI UNIT ONLY}

RESERVES CONTRIBUTION : _____

GARAGES : ACCESSORY BLDGS

LOCATION : (5m from street _____
boundary/behind front of
house) (1.5m from dwelling)

HEIGHT : (4m) _____

HEIGHT ON BOUNDARY : (2.5m) _____

TOTAL ACCESSORY BUILDING B6-150-086-
COVERAGE (70 sq.m.) _____

view from road - A1692007



front of unconsented building - A1692008

