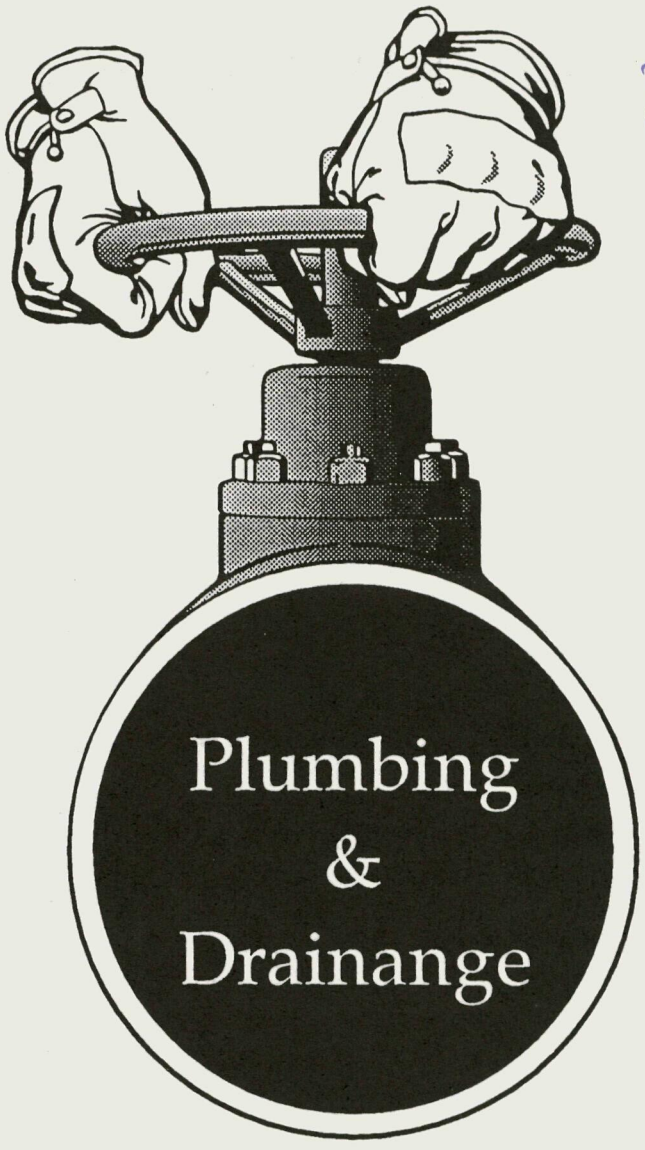
P6870-242-1



TAURANGA
DISTRICT COUNCIL

As Built Drainage Plan

Department of Planning & Environment

As Built Drainage Plan

Property File: P6870-242-1

Drainage plan for:

Street No. 242

Street Waihi Road

Suburb Tauranga

Owner Mr Mitchell

Type of Building Dwelling

Drainlayer K G Johnson

Lot 8 D.P. 32966

Address .....

.....

Date of Inspection 19-1-93

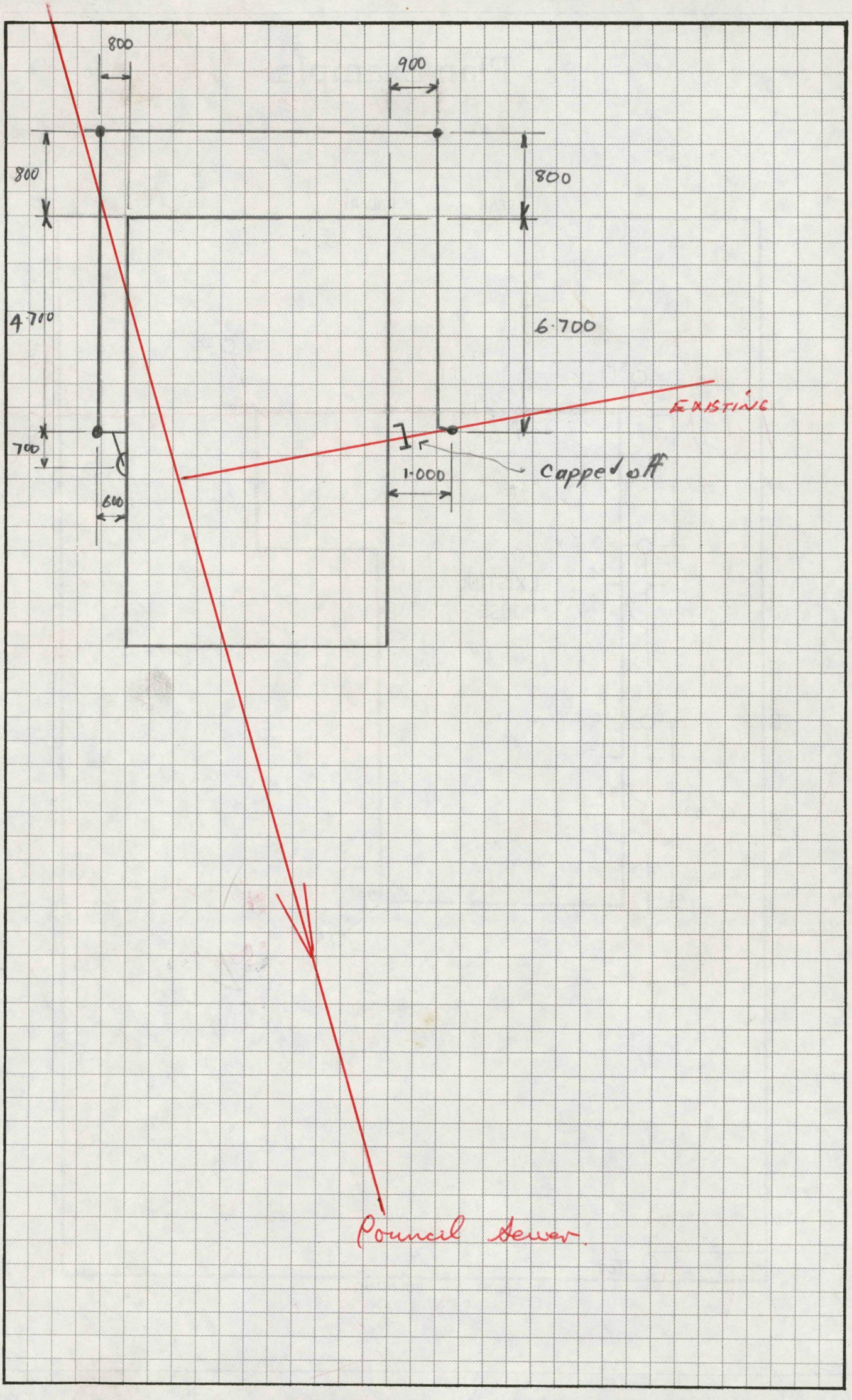
Inspector B A Fisher

Drainage Permit No. .....

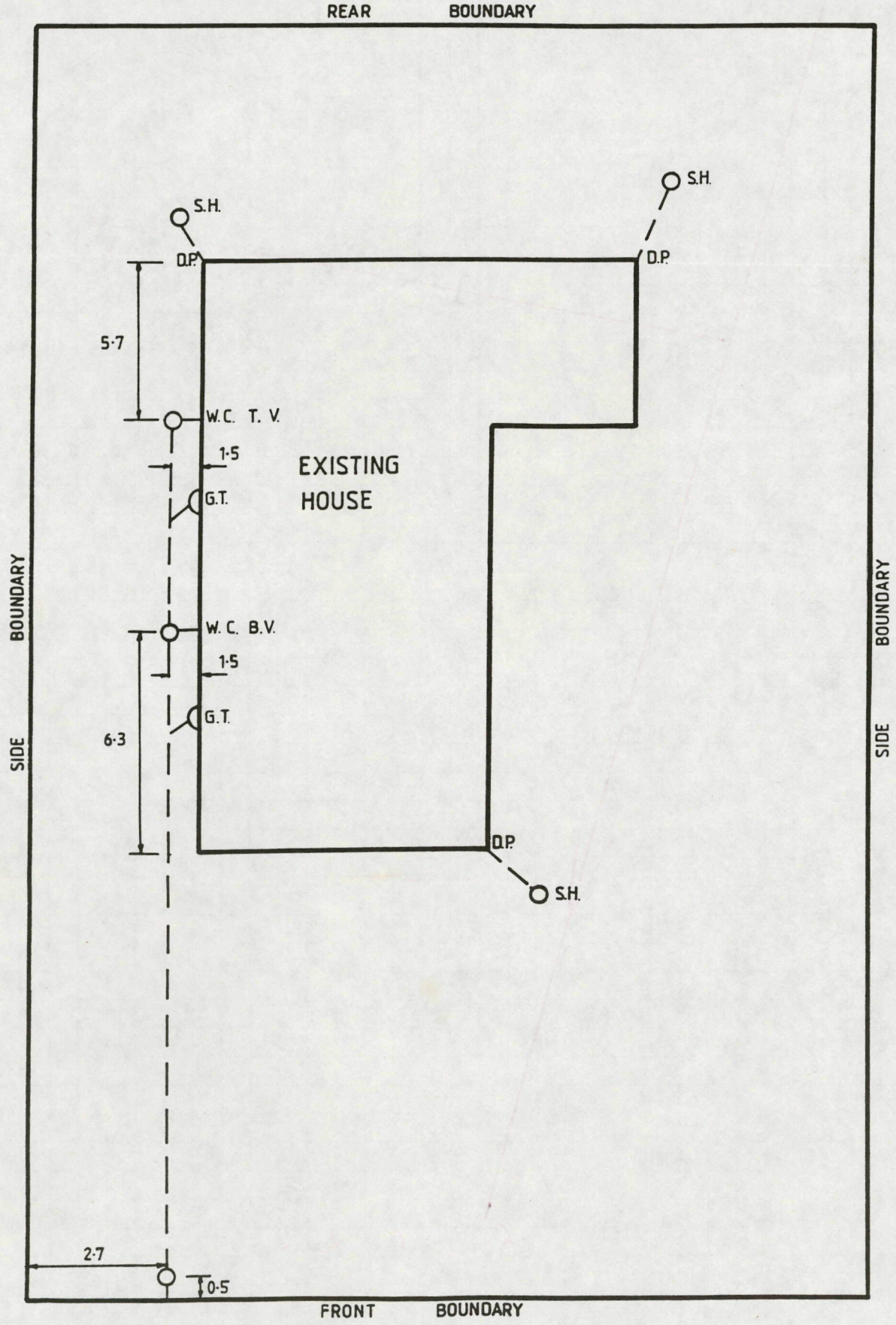
NOTE: Plan to be drawn in black ballpoint on graph opposite.

Plan to include:

1. The correct position of the drains in relation to the building and boundaries.
2. The position of the street frontage.
3. Depth of drains at connection point.
4. Both foulwater and stormwater drains to be drawn.
5. Clearly define all Inspection openings, with accurate measurements from two points.
6. Clearly define all buildings and boundaries.
7. Refer to example drain plan back page.


800
900
800
800
4·700
6·700
700
600
1·000
EXISTING
Capped off
Council Sewer.

Plan Example



92/2364

PLUMBING and DRAINAGE INSPECTION RECORD.

LOCATION OF WORK:
Street: Waihi Rd
House No: 242 Lot No: 8
DP: 3296 Val.No: 06699/180/00

OWNERS NAME: Mr & Mrs P Mitchell
Address: 242 Waihi Road
Tauranga
Phone:

USE OF BUILDING:
Domestic:
Commercial:

B.F. No: 6870 - 242 - 1
Plumbing permit No:
Drainage permit No:
PLUMBER: Kevin Johnson
Address: 65 Chapel Street
Tauranga
Phone: 571625

DRAINLAYER: As Above
Address:
Phone:

SPECIFICATION OF PLUMBING WORK TO BE CARRIED OUT:

	W.C.	BATH	SHWR.	WHB.	SINK	TUB	ENC.	URINAL	SLD. FUEL HEATER	OTHER
INSTALL	connect	soil	waste +	waste				to Re	located Bsmt	
RENEW										
SHIFT										
REMOVE										

SPECIFICATION OF DRAINAGE WORK TO BE CARRIED OUT:
Construct new drain with septic tank and effluent disposal:
Construct new drain and connect to sewer: ✓
Re-direct drains:
Extend drains:
Repair Drains:
Construct stormwater drains and connect to services:
Construct stormwater drains and discharge to soak-hole.

PERMIT ENDORSEMENTS:

ISSUE OF PERMITS APPROVED BY: _____ (P+D OFFICER).
DATE OF APPROVAL: 22.12.92

SEWER CONNECTION DETAILS:

SEWER CONNECTION COMPLETED
B A Buck P.&D. Officer
19-1-93 Date
~~Commercial~~ — Domestic
No. of Fittings. W/C
Urinals

RATES OFFICE
FILE NOTED
Initial K Date 20/1/93

INSPECTION DETAILS.

DATE	TIME	OFFICER	INSP.	COMMENTS
19-1-93		9-00	~~Drain~~	✓
			Final	✓

Application for Installation of Services 3-1-A

Prop File: P6870-242-1

Applicant:

Name: Mr + Mrs P MITCHELL

Postal Address: C/- PO BOX 8011

TGA ☎ 5786 864

Legal Description: Lot 8 DP8 32966

Property Address: 242 WAIHI Rd

Date Services Required by: .....

Signed: ..... (Applicant) ...../...../.... (Date)

Installation details

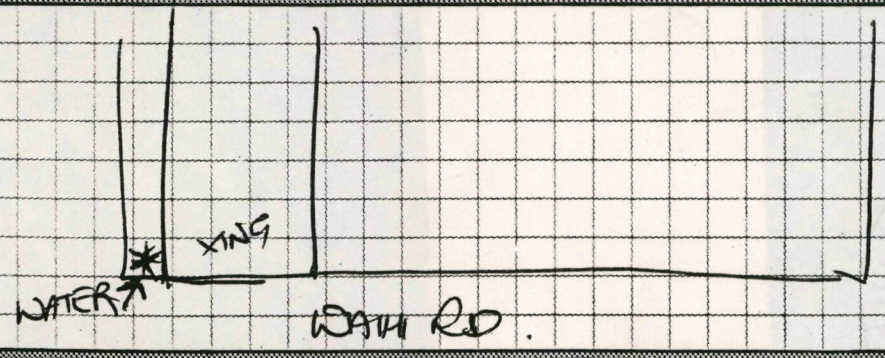
		If Non-standard Please state size required
1 Construct Vehicle Crossing		
Nominate Contractor: ASPEN (Firm Name)		
Construct Standard residential crossing	☐	Existing
Construct Standard commercial / industrial crossing	☐	
Construct above crossing from footpath to boundary	☐	
Select type of finish between footpath & boundary ☐ Concrete ☐ Asphalt ☐ Concrete Pavers		
Distance from kerb to boundary ..... m		
2 Water Connection		new lateral connected
Provide standard residential 20mm dia. connection	☑	
Provide non-standard connection	☐	.....
3 Sewer Connection approval by M Read 23/12/92 2-28.		By d/layer
Provide standard connection	☑	
Provide a non-standard sewer connection	☐	.....
4 Stormwater Connection		
Provide standard residential 100mm dia. connection	☐	
Provide non-standard or commercial connection	☐	S/L
5 Services and Crossing location Plans		
Please show details below, of where crossing and or connection(s) is/are to be located in relation to boundary, or an attached plan(s)		

For Office use Only

Approved	Price
CN	–
CN	285
CN	–
CN	+
Total $	.....

Rec No:..... Date: .....

P11143 23/12/92



SENT TO ASPEN CONTRACTORS

DATE 5-1-93

For Removal or Demolition of Buildings

Removed from: .....

Removed To: .....

Services to be Disconnected: ☐ Temporarily ☐ Permanently

☐ Water ☐ Sewer ☐ Stormwater (where connected to services) ☐ Gas FEE: $ .....

Date Services to be Disconnected by: .....

For disconnection of Power, Gas and Telephone please approach the appropriate local supply authority

Please complete checklist overleaf

DO NOT DESTROY. This form is to be circulated to appropriate Service Departments on completion of work to update records.

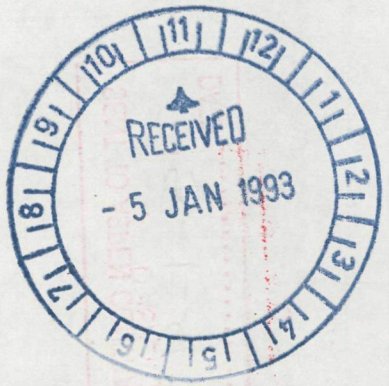
Date Received 5.1.93 To be completed by: 12.1.93

Date Installed 15-1-93. By P. T Glamuzina.

Meter Number Nil Reading —

Toby location LHS Driveway

JOB NUMBER 509479



BUILDING PERMIT AUTHORITY

TAURANGA DISTRICT COUNCIL

74E Show No. 92/756

Receipt No. P01215

Date Permit Issued 20/05/92

OWNER

Name: HARBOUR HOMES

Mailing Address: P O BOX 8011
TAURANGA

BUILDER

Name: HARBOUR HOMES

Mailing Address: P O BOX 8011
TAURANGA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: 65

Street Name: CHAPEL ST

Town/District: TAURANGA CENTRAL

Riding: TE PAPA

LEGAL DESCRIPTION

Valuation Roll No.: 06601/059/00

Lot: 1PT

D.P.: DPS 2374

Section: 10

Block: X

Survey District: TAURANGA

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT SHOWHOME

FLOOR AREA

Whole Sq. Metres: 74

DWELLING UNITS

Number Erected: 1

NATURE OF PERMIT

[1] Enter Number in Box

1. NEW BUILDING – exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

ESTIMATED VALUES $

Building	41,500.00
Plumbing	3,500.00
Drainage	0.00
TOTAL (INCLUDING G.S.T.)	45,000.00

PLEASE REFER TO YOUR TAX INVOICE FOR THE FEES PAID.
REFER TO APPROVED PERMIT PLANS FOR ALL ENDORSEMENTS. APPROVED PERMIT PLANS MUST BE ON SITE AT TIME OF ALL INSPECTIONS.

Authorised Officer .....

NOTICE TO APPLICANT – SEE REVERSE

BC/LA/01

P6870-242-1

BUILDING PERMIT AUTHORITY

(Office Copy)

TAURANGA DISTRICT COUNCIL

No. 92/2364

Receipt No. P11143

Date Permit Issued 07/01/93

OWNER

Name: MR, & MRS P, MITCHELL

Mailing Address: 242 WAIHI ROAD
TAURANGA

BUILDER

Name: HARBOUR HOMES

Mailing Address: P O BOX 8011
TAURANGA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: 242

Street Name: WAIHI ROAD

Town/District: TE RETI

Riding: OTUMOETAI/BETHLEHEM

LEGAL DESCRIPTION

Valuation Roll No.: 06699/180/00
Lot: 8
D.P.: DPS 32966
Section:
Block:
Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

RELOCATE SHOWHOME

FLOOR AREA

Whole Sq. Metres: 74

DWELLING UNITS

Number Erected: 1

ESTIMATED VALUES $

Building	1,500.00
Plumbing	400.00
Drainage	700.00
TOTAL (INCLUDING G.S.T.)	2,600.00

NATURE OF PERMIT

[3] Enter Number in Box

1. NEW BUILDING – exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

PLEASE REFER TO YOUR TAX INVOICE FOR THE FEES PAID.
REFER TO APPROVED PERMIT PLANS FOR ALL ENDORSEMENTS. APPROVED PERMIT PLANS MUST BE ON SITE AT TIME OF ALL INSPECTIONS.

AUTHORISED OFFICER ..K.Reet.....

BC/LA/01

Date Inspected	
	(morning)
8-1-93	Footing prechck – no boundary pegs visible. Builder to have boundaries confirmed before re-inspection.
"	Afternoon Footings now ready to pour. All footings located clear of sewer line, siting checked by surveyor. Approx 1 off side boundary to comply with daylighting
	Completed

COMPLETED (Signature) SL Date 25/1/93

BC/MP/01A

2forms\pb\bcp

BUILDING CONSENT PROCESSING

RECORD OF ADDITIONAL INFORMATION REQUESTED

	OFFICER	COMMENTS/REQUEST/LETTER SENT	
Planning	B Smith	Contact Person: Urban Homes ☑ By phone ☐ In person ☐ By letter Date 22/12/92	need site plan showing outdoor living & carparking Received 22/12/92
Development Engineering		Contact Person: _____ ☐ By phone ☐ In person ☐ By letter Date __/__/__	
Plumbing & Drainage		Contact Person: _____ ☐ By phone ☐ In person ☐ By letter Date __/__/__	
Building		Contact Person: _____ ☐ By phone ☐ In person ☐ By letter Date __/__/__	

Mr. Armstrong
5786864 wk.
576 1111 Hm.

HARBOUR HOMES
Homeguard Inspections Ltd

65B Chapel Street, P.O.Box 8011,Cherrywood, Tauranga.
Phone (07) 578-6864, A/H (07) 576-1111

22.12.92.



TAURANGA DISTRICT COUNCIL
PLANNING DEPT.
(ATTENTION : BRIDGET

RE: 242 WAIHI ROAD

Herewith, as requested today, our revised Site Plan showing the proposed re-siting of our existing (new) 74 m² showhome (cedar clad), which has been purchased by Mr & Mrs P & K Mitchell of the above address. Please call should you have any further queries

Yours faithfully
Brian Smith.

Construction Consent
Application Form

RECEIVED 15 DEC 1992

TAURANGA DISTRICT COUNCIL

Department Planning & Environment

Permit/Services sought for: (✓ appropriate box)

☑ Building ☑ Plumbing ☑ Drainage ☐ Demolition
☐ Removal ☐ Vehicle Crossing ☐ Service Connection
☐ Solid Fuel Heater Installation

Application No: 92/2364

Prop File: 6870-242-1

Site Description

Street Address: 242 WAIHI Rd TAURANGA

Lot: 8 DP: 32966

Valuation Roll No: 06699/180.00

Lot Area 800 m² ✓

Estimated Values

Estimated Values of Work including GST:

Building ~~5000~~ 1500

Plumbing ~~1500~~ 400

Drainage 700 700

TOTAL $ ~~5300~~

Owner

Name: MR+MRS P. MITCHELL

Postal Address: 242 WAIHI Rd. TAURANGA

Signature:

Builder

Name: HARBOUR HOMES

Postal Address: Box 8011 Cherrywood, 07 5786864 GST No. 50 914 798

Mr Armstrong Signature:

Plumber

Name: Keith Johnson Reg No: 09687

Postal Address: 65 CHAPEL ST TGA.

5710625 Signature: KG Johnson

Drainlayer

Name: Keith Johnson Reg No: 09687

Postal Address: 65 CHAPEL St. TGA

5710625 Signature: KG Johnson

92/12/0162

Form continues over leaf

For Office use Only

Zone: Residential A

Meshblock: ☐☐☐☐☐☐☐

Checked and Approved by:

Officer	Initial	Date
Vetting Officer		15/12
C.P.U. Clerk		15/12
Planning Officer		21/12/92
Building Officer		21/12
☐ Plumbing & Drainage Officer		23-12-92
☐ Structural Eng.		
☐ Development Eng.	CN	23/12.
Bond required ?	YES / NO	

	Permit No:	Date	Fee
Building	92/2364	7-1-93	83-00
Plumbing	10570	5/1/93	45.00
Drainage			58.00
Building Research Levy			
Planning Check Fee			35-00
Footpath Levy			
Vehicle Crossing Bond			
V.C.B.		✓	—
Water Connection			285
Sewer Connection Rate			40-77
Stormwater Connection Rate			21-44
Services Admin. Fee			
S.A.P.			20-00
Dev. Eng. Inspection Fee			30-00
Development Levy			

Invoice C18208 Date 23-12-92

Receipt P11143 Date 23.12.92 Total $ 618-21

Private Bag, Tauranga (07) 577 7000 (07) 577 7144

1) Building / Removal / Demolition Details

Description of proposed work and main purpose of use

Proposed Work: Resiting of new house
Existing Showhome (6 months old)

Purpose for which each part of proposed building to be separately used or occupied (describing separately each part of intended use or occupation for a separate purpose, i.e. dwelling, carport, office, commercial use etc):
Dwelling.

Total Floor Area: 74 m^2

For Office use Only

Building Permit Endorsements:

Issue of Building Permit Approved By: Date:

2) Plumbing and Drainage Details

Specification of Plumbing work to be carried out: (Show numbers of each type)

	W.C.	Bath	Shower	Basins	Sink	Tub	Urinal	H.W.C.	Wetback	Other
Install	all		complete	—	House as	Show home				
Renew	Connect	soil	waste + water.	to Relocated Dwelling.						
Shift										
Remove										

Reconnect existing sanitary fittings for relocated dwelling (✓) ❑
Installation of Swimming / Spa Pool (✓) ❑ Litres capacity ..... ^{3}

Specification of Drainage work to be carried out: (Delete whichever is not applicable)

1 State total Lineal meterage of sewer and stormwater drainage to be installed: 15 Ln Mtrs
2 Construct new drain and connect to sewer:
3 ~~Construct new drain with septic tank and effluent disposal~~:
4 ~~Re-direct drains~~:
5 ~~Extend~~ drains:
6 ~~Repair~~ drains:
7 ~~Construct stormwater drains and connect to: existing connection / new kerb connection / new connection to system~~.
8 Construct stormwater drains and discharge to soak-holes.

3) Solid Fuel Heaters

1 Type of heater to be installed:
2 If a wetback is to be installed on a solid fuel heater a plumbing application must be completed.
3 Note wetback on above plumbing details.

For Office use Oniy

Plumbing and Drainage Permit Endorsements:

Issue of Plumbing and Drainage Permit Approved By: Date:

Application for Installation of Services

Prop File: P6870-2424

Applicant:

Name: Mr + Mrs P MITCHELL

Postal Address: C/- PO BOX 8011
TGA 5786-864

Legal Description: Lot 8 DP8 32966

Property Address: 242 WAIHI Rd

Date Services Required by: .....

Signed: ..... (Applicant) ...../...../.... (Date)

Installation details

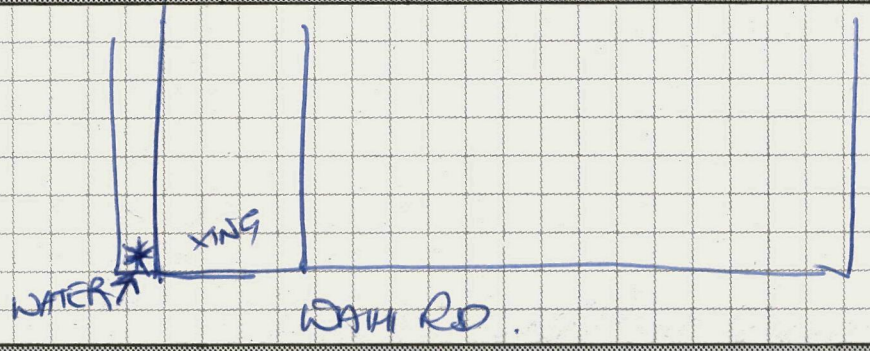
		If Non-standard Please state size required
1 Construct Vehicle Crossing		
Nominate Contractor: ASPEN (Firm Name)		
Construct Standard residential crossing	☐	Existing
Construct Standard commercial / industrial crossing	☐	
Construct above crossing from footpath to boundary	☐	
Select type of finish between footpath & boundary ☐ Concrete ☐ Asphalt ☐ Concrete Pavers		
Distance from kerb to boundary ..... m		
2 Water Connection		
Provide standard residential 20mm dia. connection	☑	new (ating/ inserted
Provide non-standard connection	☐	.....
3 Sewer Connection approval by MRead 23/12/92 2-28-		By d/layer
Provide standard connection	☑	
Provide a non-standard sewer connection	☐	.....
4 Stormwater Connection		
Provide standard residential 100mm dia. connection	☐	
Provide non-standard or commercial connection	☐	S/h
5 Services and Crossing location Plans		
Please show details below, of where crossing and or connection(s) is/are to be located in relation to boundary, or an attached plan(s)		

For Office use Only

Approved	Price
CN	-
CN	285
CN	-
CN	-
Total $	.....

Rec No:..... Date: .....

P11143 23/12/92



SENT TO ASPEN CONTRACTORS
DATE 5-1-93

For Removal or Demolition of Buildings

Removed from: .....

Removed To: .....

Services to be Disconnected: ☐ Temporarily ☐ Permanently

☐ Water ☐ Sewer ☐ Stormwater (where connected to services) ☐ Gas FEE: $ .....

Date Services to be Disconnected by: .....

For disconnection of Power, Gas and Telephone please approach the appropriate local supply authority

Please complete checklist overleaf

DO NOT DESTROY. This form is to be circulated to appropriate Service Departments on completion of work to update records.

You must submit in support of your application

Please tick where information provided, state N/A where not applicable. An incomplete application form will be returned.

	CHECK Yours	CHECK Office
1) Two Sets of Specifications	✓	
2) Two Full Site Plans : Scale 1:100 showing:		
(a) Position of the building(s) in relation to the ***boundaries*** of the full site and existing building(s) located on the site.	✓	
Note: Both existing and proposed buildings are to be ***clearly*** defined.	✓	
(b) Site levels relative to permanent street levels.	✓	
(c) Crossings/Driveways marked on all site plans – proposed, existing, gradients. Note normally one crossing per site only. Show type of finish and distance from kerb to boundary.	✓	
(d) Off street parking, loading, access and manoeuvring areas.	✓	
3) Two Sets of Construction Drawings: Scale 1:100 or 1:50 showing:		
(a) Elevations (site levels relative to floor levels).	✓	
(b) Section elevations.	✓	
(c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. ***But*** for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison..	✓	
(d) Foundation details.	✓	
(e) Structural details, showing engineering calculations and signature where required.	✓	
(f) Bracing calculations (3604)	✓	
4) Two Sets of Plumbing and Drainage Plans:		
(a) Have Plumber and Drainlayer signed application form.	✓	
(b) All existing SEWERS, sewer connections shown and clearly labelled.	✓	
(c) All existing STORMWATER drains and connections shown and clearly labelled.	✓	
(d) Proposed sewer and stormwater drains shown clearly and labelled accordingly.	✓	
(e) All existing and proposed sanitary fittings.	✓	
(f) Existing and proposed water connection(s) location and size to be stated.	✓	
(g) Sufficient detail to establish the adequacy of light and ventilation, natural and artificial, to every kitchen, food-room, laundry, bathroom, water-closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.	✓	
5) Swimming / Spa Pool Installations		
(a) Sections 2,3 & 4 above to be completed		
6) Solid Fuel Heaters *(Application only required together with:)*		
(a) Manufacturers installation specifications.		

7) Important Note

A processing fee of $60 or 30% of the permit fee, whichever is the greater, will be charged on all permit applications that are:
(i) Not uplifted within 30 days of the notice of fees due being sent; or
(ii) Awaiting extra documentation after 21 days of the request for further information being sent.

A receipt for Permit Fees does not mean the Permit is approved for issue.

CONSTRUCTION APPLICATION INSPECTION

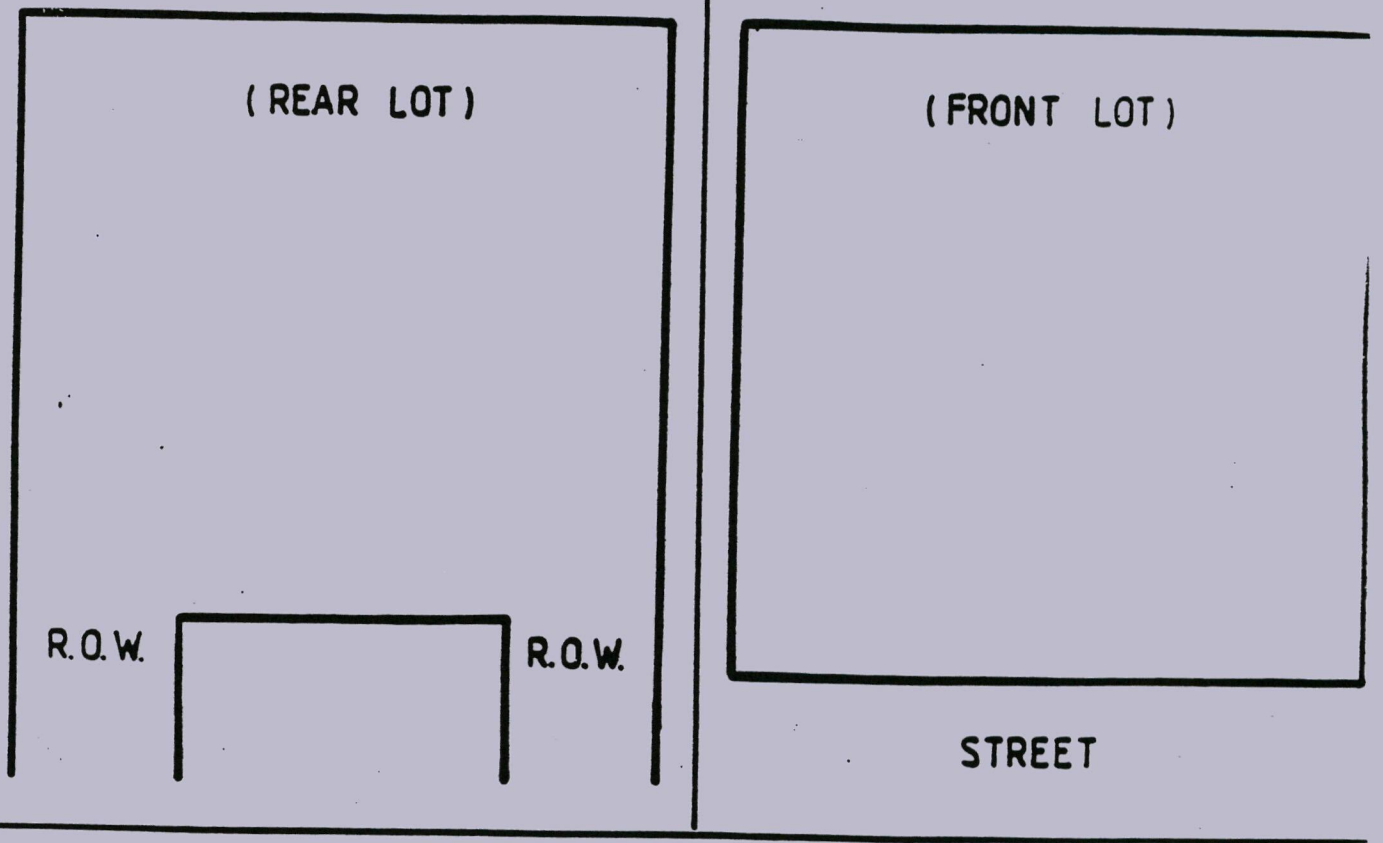
TAURANGA
DISTRICT COUNCIL

PROPERTY FILE: P6870-242-1
PERMIT APPLIC NO.: 92/2364

APPLICANT DETAILS

STREET ADDRESS: 242 Waitui Rd
OWNER: P. Mitchell
LOT NO: 8 DPS 32966
POSTAL ADDRESS 242 Waitui Rd Tga
VALUATION ROLL NO: 06699/185/00
LOT AREA: 800 m^2
PHONE:

PLAN OF APPROVED SERVICES INSTALLED



SITE INSPECTION	OFFICER	DATE	SITE INSPECTION	OFFICER	DATE
Geotechnical Inspection			Vehicle Access		
Sewer Connection			Crossing Bond $	Receipt No:	
Water Connection			Bond Refund Approved:	YES/NO	
Stormwater Disposal			Officer:	Date:	

Special Comments:

COPY TO TECHNICAL SERVICES SIGNED: DATE: / /

[7plan\forms\geotech]

GEOTECHNICAL CHECKLIST

Property Address: _____ File No. _____

1. **Type of Consent**

☐ Subdivision ☐ Land Use ☐ Building

---

2. **Geotechnical Assessment** Notes

* Site identified in Hazard Register or on Hazard File	Yes / No	_____
* Details of identified hazards known	Yes / No	_____
* Site Inspection Required (Note reason if not required)	Yes / No	_____
* Site Visit Carried Out	Date: ____	_____
* Slope of site excessive (20° or more)	Yes / No	_____
* Evidence of slope failure	Yes / No	_____
* Evidence of poor bearing capacity	Yes / No	_____
* Site affected by flooding/inundation/ sea level rise	Yes / No	_____
* Site affected by erosion	Yes / No	_____

---

3. **Conclusion**

* Geotechnical Report Required?	Yes / No / NA
Owner notified	Date: _____
* Specific design foundation required?	Yes / No / NA
Owner notified	Date: _____
* Site suitable for conventional development	Yes / No / NA

---

4. _____ _____

Authorised Officer **Date**

PLEASE TURN OVER

P1130-65-1

HARBOUR HOMES

Homeguard Inspections Ltd

65B Chapel Street, P.O.Box 8011, Cherrywood, Tauranga.
Phone (07) 578-6864, A/H (07) 576-1111

GENERAL SPECIFICATIONS SCHEDULE

GENERAL: Owner's responsibility to ensure the correct position of all survey pegs, positioning of the home and consultation with main contractor on site to verify all measurements. The owner shall ensure site access.

CONTRACT: The Contractor supplies and delivers all materials, labour, fittings, tools, plant, etc. to complete the building as on the drawings and herein specified, in a tradesman-like manner, in accordance with the local By-Laws. The Owner shall not select or supply any goods other than for any items which may be covered by P.C. Sums.

SERVICES: Connections as per Building Agreement.

TELEPHONE: Owner's responsibility to arrange.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the district and to apply for and obtain all necessary permits at own cost to P.C. only.

INSURANCE: Contractor shall cover by 'Fire Insurance' to 100% of value of buildings, and his employees (except sub-contractors) shall be covered by 'Employer's Liability'. Both policies held until buildings taken over by owner.

MATERIALS & WORKMANSHIP: All workmanship must be careful, thorough and in accordance with standard trade practice and all materials as specified, and in accordance with the Local Body By-Laws and the NZS 3604:1978.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

CARPENTER & JOINER: All materials are of good quality, laid true, levelled and a tradesmanlike construction used to comply with the local By-Laws.

FOUNDATION: 140mm S E D natural round or square timber piles set on concrete pads as required by NZS 3604. Maximum length 600mm long on level section plus Anchor Piles. Piles not on a level section shall be charged an extra if above 600mm piles.

STRINGERS: To be 150mm x 100mm. All joints to be scarfed or alternatively butt jointed with a nail plate fixed each side over solid bearings or as Plan.

FLOOR JOISTS: Provide an even surface and 90mm nails to stringers and bearings. Joists over a solid bearing. Double joists under exterior walls.

PLATES: Straight with nail-plates at joints, corners and intersections.

INTERIOR WALL PARTITIONS: 75 x 50 Framing with Gib partitioning according to NZS 3604.

TAURANGA DISTRICT COUNCIL APPROVED PERMIT PLANS

COUNCIL APPROVED PLANS

ROOF FRAMING: 'Pryde' or 'Gangnail' trusses fixed as required NZS 3604. Fix 75 x 50mm or 50mm purlins at approximately 900mm centres.

BASEBOARDS: 3 rows only 100mm x 25mm rough sawn timber fixed horizontally approximately 20mm spacings, 100mm clear of ground on level section. If base is above required 3 base boards, timber required will be charged as an extra.

EAVES: Barge. Allow the rafters to overhang and cut off plumb. Fix prefinished fascia Marley gutter system. Soffit, lined with fibrolite sheets and finished or as Plan.

EXTERIOR SHEETING: .240mm Hardiplank plain weatherboards. Lay boards with 30mm laps all corners to be covered with galvanised soakers or as Plan.

FLOORING: All floors to be covered with high density particle board nailed with all nails punched below floor surface. On completion of all trades, clean off to an even surface with a sanding machine. Floor sanding - one cut only.

NOGGING: Nogging to be as required NZS 3604.

INSULATION: Floor, walls and ceilings insulated to Government thermal requirements. Rocwool or similar to ceilings.

CEILINGS: All ceilings, gibralter board. Provide 500mm x 500mm man hole.

SCOTIA & SKIRTING: No. Six Scotia. No. Twenty-two skirting, paint grade.

LININGS: Interior walls lined with 9mm Gibraltar board, nailed with 30mm galvanised flat heads securely nailed. All stopping with Plaster of Paris filled to an even surface.

WARDROBES, LINEN & HOTWATER: Full height walls and ceilings lined. Wardrobe 300mm shelf and hanger rail 1600mm above floor. Linen 3 full width shelves at 400mm spacings. Hotwater slatted shelves as detailed. Provide doors.

KITCHEN CUPBOARDS ETC. Construct kitchen cupboards and sink unit where shown on plan. Sinktop stainless steel. Any change to Kitchen Units or additional units will be charged as an extra.

JOINERY: All exterior doors, frames and sills and windows to be aluminium fitted with 19mm reveals, grooved to take lining.

DOORS: Interior main doors, Pioneer. Others, Custom wood Interior paint grade flush doors. All doors in 25mm slimline wood jambs grooved to take lining. Fit with standard hardware latch sets, fixed by builder after painting. Any changes to doors or jambs will be charged extra.

BATHROOM: Bath standard to be built in. Vanity. Stainless steel shower base as plan. One chrome towel rail, chrome shower curtain rail as plan.

LAUNDRY: Provide fabricated stainless steel tub and standard custom wood cabinet.

ROOF: Galvanised corrugated iron steel roofing. Under roofing lay netting and on top of this lay building paper fixed to NZS 3604.

TIMBER SCHEDULE: All timbers shall be to sizes as indicated on the drawings or as required.

STRUCTURAL TIMBERS:

Bearers)
Floor Joists (Internal))
Jack Studs)
Herring bone strutting)
Top Plates)
Studs)
Lintals)
Braces)
Ceiling Joists)
Rafters) - P/G Boric Rad No. 1
Runners) unless specified otherwise
Ridge Boards) on drawings.
Hip Boards)
Valley Rafters)
Collarties)
Underpurlins)
Struts)
Purlins/Tile Battens)
Eaves bearers)
Ribbon Plates)

*Top Plates on bearing walls shall be 100 x 100mm.

Bed Plates)
Deck Joists or other external joists)
Decking/Guard rails) - P/G Tanalised Rad
Exterior posts No. 1 unless specified otherwise on drawings.

P L U M B E R:

WATERPROOF: Leave the building absolutely waterproof in every respect. Flash all openings through roof. Any part or parts not specified and necessary to make the building watertight shall be as mentioned, with appropriate materials.

DOWNPIPES: Round - 80mm diameter P.V.C.

WATER PIPES PVC OR COPPER: Main supply to house to be 19mm Alkathene. Copper and P.V.C. piping for hot and cold water fitted with all necessary bends, tees, elbows, etc. and with all joints to basin, sink, tub and bath. Install an approved electric hot water cylinder 180 litre capacity with element and thermostat and all necessary connections. Lag hot water where required by local authority.

WASTES: Baths, tub and sink to have PVC traps and wastes. All wastes to discharge over gully traps. All sanitary plumbing to be installed by a registered plumber by the Health Department and Sanitary Inspector.

TAPS: All taps chromium plated and pillar cocks with indicators for 'Hot' and 'Cold'. One hose tap and stop cocks to be brass. Any change to taps will be charged as an extra.

DRAINLAYER: Lay all necessary drains from gully traps and W.C. to town sewer. All pipes and connections to be 110mm PVC Drainage system laid to atrue and even fall. The whole of the drainage and sanitary arrangements to comply with the By-lws and to the satisfaction of the Sanitary Inspector.

GIB-STOPPER: Gib-stop to Wallpaper finish only.

PAINTER & PAPER-HANGER: All ceilings flat finish. Bathroom Gloss. Walls wallpapered to $12.50 per roll. Wardrobes, one coat of Acrylic Flat. All wood work, three coats. Pantry and Vanity only, units painted inside. Exterior weather-boards, two coats acrylic. Base-boards, one coat acrylic.

MATERIALS: All materials are of good quality and workmanship in a tradesman-like manner. All woodwork to be sanded between coats. Exterior woodwork to receive one coat of first quality priming. Putty all nail holes and finish with two coats of approved paint.

HARDIPLANK, GABLE ENDS, SOFFITS, BASEMENT: Painted to standard colour scheme.

WALLPAPER: All walls to be sealed before papering to samples.

ROOF: Painting of roof to be owner's responsibility.

EXTRA: All extras to be paid to builder within 5 days of agreed price given. Payments not received will revert back to standard lines.

LIENS RETENTION MONEY: To be held for the purpose it is held for. Namely paying sub-contractors that have not been paid and not for maintenance. After a thirty day maintenance period, all money to be paid out.

ELECTRICIAN: The electrician will make the necessary notification to the local Power Board. All work to be carried out to the satisfaction of the Power Board and the Underwriter's Association. Connection to local supply only if required as per Building Agreement.

STOVE: Stove 4 plate standard.

COMPLETION: On completion to clear building debris from site.

Ian Lloyd B.E.(Civil).
Registered Engineer
212 14th Avenue
Tauranga
Phone 784-821

Client

Ref 697

Date 22/4/92

Project Harbour Haven

Page

WALLBRACING CALCULATION SHEET A

(For use with NZS 3604 : 1990)

Sub floor

Name: Harbour Haven 74E.

1. Location of STOREY: foundation / ~~single~~ / ~~upper of two~~ / ~~lower of two~~

SITE WIND ZONE: (Table 2.4) ~~low~~ / medium / ~~high~~ / ~~very high~~

EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) A (B) C

SITE ADDRESS

City/Town or District: Tauranga.

Street and Number: 242 WAITI RD

or

LOT and D.P. Number: 8 DP 32966 TGA

2. FOR EARTHQUAKE

Roof weight: light / ~~heavy~~
Average Roof Pitch:
Type of Cladding: light / ~~heavy~~
Earthquake Zone: B
Storey in Roof space: ~~yes~~ / no

E = 5 BU's/m²

3. FOR WIND

Building Height: 4.5 m
Roof Height : m
Stud Height : m
Wind Speed : H

W = 101 BU's/m

4.

ROOF or BUILDING LENGTH	BL =	12.9 m
ROOF or BUILDING WIDTH	BW =	6.0 m
GROSS ROOF or BUILDING PLAN AREA	GPA =	77 m²

5.

EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA = 5 x 77	=	385	BU's
WIND LOAD: ACROSS	W x BL = 101 x 12.9	=	1300	BU's
WIND LOAD: ALONG	W x BW = 101 x 6	=	606	BU's

Ian Lloyd B.E.(Civil),
Registered Engineer

212 14th Avenue
Tauranga
Phone 784-821

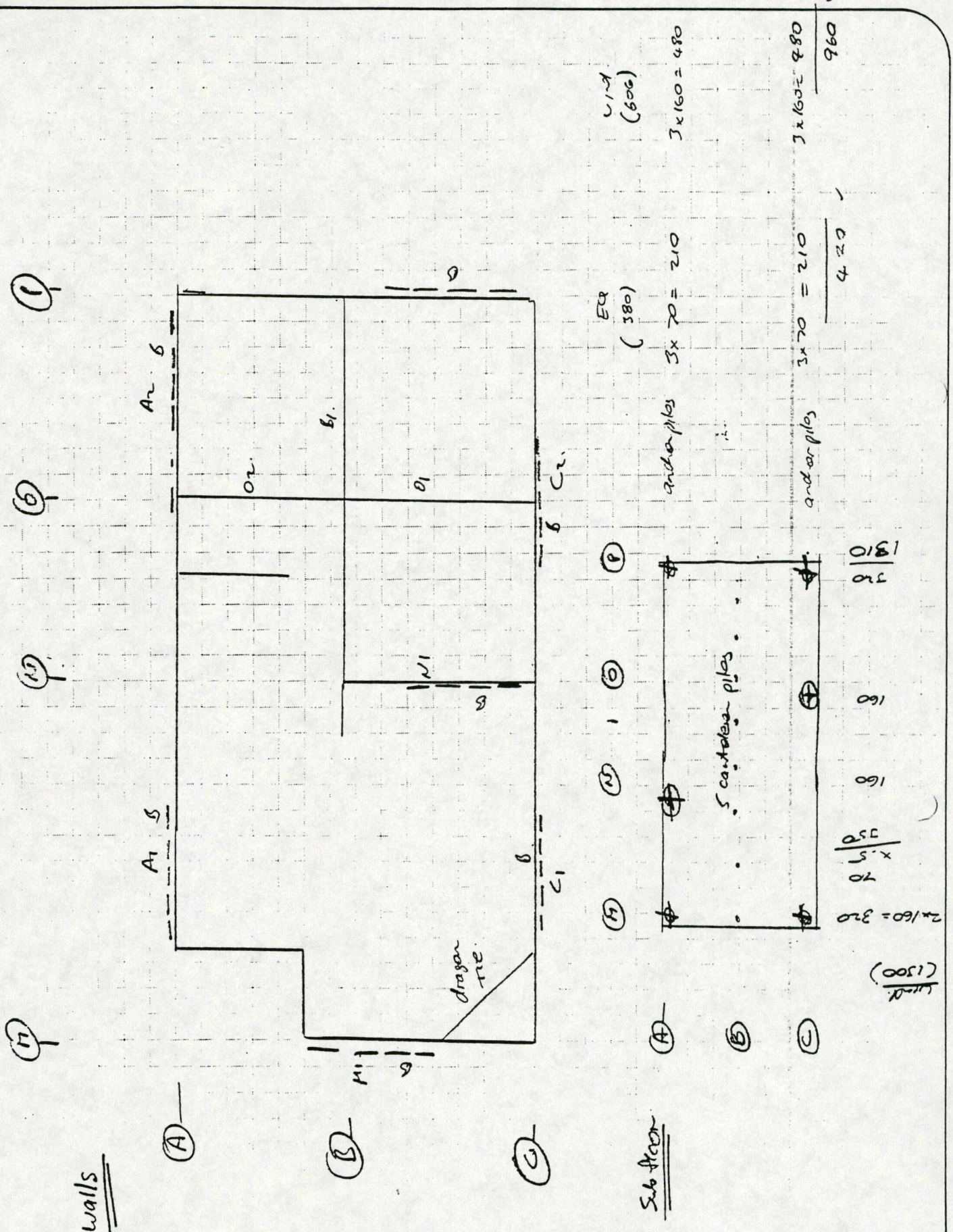
Client

Project Harbar Homes 74E

Ref 697.

Date 22/4/92.

Page



15-0
Date: / /

DEPARTMENT OF PLANNING & ENVIRONMENT

C 15829

NOTICE OF FEES DUE

Harbour Homes
Po Box 8011
Tauranga

TAURANGA DISTRICT COUNCIL
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE 0-7-577-7000

TAX INVOICE G.S.T. Reg. No. 51-938-283 P/F: 1130-65-1

for as above owner

at 65 Chapel St street address

The permit is for Showhome ( ) at Tauranga Central ( ) TO BE RESITED
Building Activity Suburb

FEES PAYABLE FOR:			$
PERMITS:	Building	I01	473-00
	Plumbing	I02	123-00
	Drainage	I02	—
	Swimming Pools	ISWP	—
	Solid Fuel Heaters	ISFH	—
	Building Research Levy Act 1969	I03	50-62
	Footpath Levy	I04	—
	Vehicle Crossing	I05	—
	Water Connection	I06	—
	Sewer Connection	I08	—
	Stormwater Connection	I09	—
	Engineering Inspection Fee	PEC	—
PLANNING:	Res Cont/Dev Levy		—
ADMIN:	Flats Plans	1FEE	—
MISC:	Planning Check Fee	PCF	35-00
		TOTAL FEE $	681 :62

(Inclusive of G.S.T.)

PLEASE PAY ALL FEES TO CASHIER

RECEIPT NUMBER ( )

PUBLICITY PRINT

TDC/PLAN/10