

Land Information Memorandum



Mauritz MULLIGAN
19 Mace Street
WAITARA 4320

Land Information Memorandum LIM19/112930

Local Government Official Information and Meetings Act 1987

APPLICATION DETAILS

APPLICANT

Mauritz MULLIGAN

APPLICATION RECEIVED

19 July 2019

LIM ISSUED

24 July 2019

PROPERTY DETAILS

STREET ADDRESS

12 Ngaio Street
INGLEWOOD 4330

PROPERTY ID

29004

LAND ID

60714

What are Land Information Memoranda?

Land information memoranda (LIMs) are provided by the Council under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987.

The purpose of a LIM is to provide specific official information as required by the Act held by the New Plymouth District Council (Council) within its files and record systems.

The Council does not provide interpretation or advice on how to interpret or utilise this information. Appropriate professional advice should be sought.

The Taranaki Regional Council holds and maintains separate record systems for consents, permits and other land information relating to their statutory responsibilities. Such information, if required, will need to be requested in writing from the regional council under the Local Government Official Information and Meetings Act 1987.

In some cases the information is provided to the Council by other parties. The accuracy of this information is dependent on the care taken by the information provider. Information regarding the location of buildings and services has been known to contain inaccuracies.

Council records can be incomplete in some instances. This occurs frequently in the case of building and drainage records for Inglewood and Waitara. Council officers may be able to offer advice or assistance in such cases.

The Council may also provide discretionary information.

Please note that no site inspection is carried out as part of a LIM.

Whether new information received during the processing period for your LIM is included is dependent upon the timing of the receipt of this new information relative to processing of the related part of the LIM. This particularly applies to building consent matters.

This LIM is for LOT 1 DP 13173 only.

The Council may hold additional information relating to the property that may or may not be relevant. A request for this information may be made under section 10 of the Local Government Official Information and Meetings Act 1987.

A. Features and Characteristics of the Land

Special features or characteristics of the land known to the Council that are actual or potential hazards or may affect the use or development of the land:

Streams/Watercourses

Records indicate there may be watercourses, streams or rivers within, adjoining or in the vicinity of the property.

The Council holds no known records regarding previous instances of flooding or erosion affecting the land. However, the possibility of past flooding or erosion cannot be discounted. The land owner, neighbouring landowners or the Taranaki Regional Council may be able to provide information in this regard.

Unrecorded Reserve Encroachment

This property adjoins a reserve. Unauthorised encroachments into reserve land or unauthorised access through reserve land can occur. You may wish to check for such matters on-site by viewing boundary pegs and the record of title regarding easements (right-of-ways). If you consider that either of these situations exists, or you are advised by the vendor that the situation is authorised, please seek confirmation from the Council.

B. Sewer, Stormwater and Water Services

This includes private and public stormwater and sewerage drains, and sewer and water services. It is recommended that the record of title and deposited plan should also be checked to verify the existence or absence of easements:

As-built Drainage Record

There are no as-built Council drainage records relating to this property.

Sewerage disposal is by a lateral to a Council sewer manhole within Ngaio Street.

Information that has been notified to the New Plymouth District Council by a drinking-water supplier under section 69ZH of the Health Act 1956:

No information known to Council.

Information that ----

The land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier.

The connection to the Council's water supply is by a lateral being 0.4m from the right hand boundary and 0.3m out from the boundary.

The land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply.

No information known to Council.

The land is supplied with water by the owner of the land, any information the Council has about the supply.

No information known to Council.

C. Rating Information

Please refer to the **attached** rates information sheet for details which include, where applicable, any water metering account details and New Plymouth District Council lease details.

D. Certification

Consents, certificates, notices, orders, licences or requisitions, including the compliance of swimming pools, relating to the property that have either been formally notified to, or issued by the New Plymouth District Council, including information notified by any statutory organisation having the power to classify land or buildings and the notified requirements of network utility operators.

a Issued by the New Plymouth District Council:

Building consents recorded for the property are:

November 1996 Dwelling. The code compliance certificate for the work was issued on 14 March 2000.

Missing Building Records

There are no building records available for the outbuilding. The absence of such records does not necessarily mean that the building work was carried out without the necessary authorisations. There are several reasons why building permit/consent information is not available for buildings known to Council:

- Former Building By-laws only required plans to be kept for 10 years. Plans have been destroyed from time to time due to this.
- Plans have been otherwise misfiled.

Generally the Council is not concerned where plans are not held for building works over 15 years old unless we have specific knowledge that such work was done without the required building permit/consent.

b Issued by another person or body:

No information known to Council.

Swimming Pool

No swimming pool shown on Council records.

Information notified to the New Plymouth District Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

No information known to Council.

Other certifications recorded for the property are:

Street Encroachment Licence

The current owner has obtained a street encroachment licence to occupy part of the street reserve. This licence is not transferable. The new owner will need to apply for an encroachment licence.

Further information regarding encroachments onto road reserve can be found in the NPDC Policy for Encroachments onto road reserve: www.newplymouthnz.com/EncroachmentsOnRoadReservePolicy

E. Information relating to the use to which that land may be put and conditions attached to that use.

Zoning Details

The property is located within the residential A environment area under the New Plymouth District Plan. Copies of the related rules from the operative district plan are attached. The status of any existing or proposed activities may be determined with reference to the District Plan and any planning or resource consents that may apply.

Designations or Notations

Designations or notations applying to the property shown on the operative District Plan:

Local Purpose Reserve (esplanade)

Land adjoining this site is zoned open space B under the District Plan.

F. Information which, in terms of any other Act, has been notified to the New Plymouth District Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information known to Council.

G. Information has been notified to the New Plymouth District Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

No information known to Council.

Property Pre-purchase Advice

It is recommended that the record of title be checked for further property restrictions.

The Council is no longer an electricity supplier and does not hold information regarding electrical requisitions. The structural condition of buildings not recently constructed and the compliance of electrical wiring and other on-site utilities may be checked by appropriately qualified people.

It is recommended that you ask the vendor if they have given their written approval as an affected party, to resource consent for any project that could affect the property in the future.

For buildings on cross-lease titles please check that all of the buildings that you intend to purchase are included in the cross-lease plan.

Correspondence or agreements within Council records regarding encroachments will be included in the LIM. Prospective purchasers will need to take their own steps to confirm that land occupied by the property is within the legal site boundaries. In some cases it may be necessary to engage a registered surveyor. Please note that the property boundaries superimposed on the aerial photograph are indicative only.

The Council, and in the case of state highways, New Zealand Transport Agency control the location, use and standard of vehicle crossings and access onto roads. If you have concerns regarding these matters please contact the Council.

Enquiries regarding this LIM

This LIM has been compiled with information provided by several Council teams. If you have any queries regarding the contents of this LIM please contact us on 06-759 6060 or email us at enquiries@npdc.govt.nz.

Signed Chavard.
Carmen Havard
Property Information Officer

Date 24 July 2019



LAND INFORMATION MEMORANDA (LIM)

RATES

Property No	29004
Valuation Roll Number	11841/766.00
Amount of last year's rates	\$2,415.55
Amount of this year's rates (if struck)	\$2,569.07
Amount of current rates instalment	
First Instalment	\$642.20
Second Instalment	\$642.20
Third Instalment	\$642.20
Fourth Instalment	\$642.47
Amount of Rates Owing To 30 Jun 2020	\$2,428.88
VTR - Home Heating	No
Details of Government Valuation	Date 1 Sep 2016
	Land Value \$160,000.00
	Capital Value \$490,000.00

WATER

Is property supplied Water by meter?	No
If so, Account No.	na
Amount of water owing to	\$0.00

NB: If property to be sold a final meter reading needs to be arranged

LEASE

If so, Account No	na
Amount of Lease per annum	\$0.00
Date Review	na
Current Balance	na

NB: The amounts quoted for Rates, Water and Lease are correct at today's date only, and if this information is to be used for a property settlement, confirmation in writing must be sought closer to the settlement date.

19/07/2019

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT



07 MAR 1990 *Shed 340r*

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. To assist you this form is provided for you to notify us of the completion and it should be returned to us at the appropriate time.

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 component of the new Building Control System, and as well as being necessary to comply with the Law it is in the owners interest to obtain one as it will confirm that the work has been satisfactorily carried out.

Your co-operation in completing and returning the form will be appreciated.

Under Building Consent No: *PE 316* Senior Consents Officer: Approvals

OWNER DETAILS	
NAME:	<i>Jay Halliday</i>
MAILING ADDRESS:	<i>12 Ngaio St Inglewood</i>
CONTACT:	<i>025743800</i>
PHONE:	<i>06 7568122</i>
FAX:	

PROJECT LOCATION	
STREET ADDRESS:	<i>12 Ngaio St Inglewood</i>
LEGAL DESCRIPTION:	(As shown on Certificate of Title)
VALUATION ROLL NO:	
LOT:	DP: SECTION:

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

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:

A Final

An interim

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

The attached particulars include:

Building Certificates

A Code Compliance Certificate issued by a Building Certifier

Producer Statements

Signed by or for and on behalf of the owner:

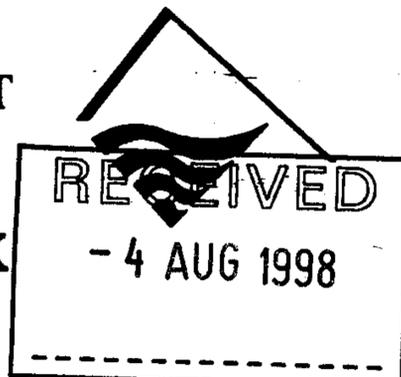
NAME: *P. Stewart*

SIGNATURE: *P Stewart*

POSITION: *Partner*

DATE: *03.03.00*

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT



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Your co-operation in completing and returning the form will be appreciated.

Under Building Consent No: 16470 *[Signature]* Senior Consents Officer: Approvals

OWNER DETAILS
 NAME: Miss Paula D. Stewart
 MAILING ADDRESS: 12 Ngalo Street
Inglwood
 CONTACT: Miss Paula Stewart
 PHONE: 7568122 FAX:

PROJECT LOCATION
 STREET ADDRESS: 12 Ngalo Street
Inglwood
 LEGAL DESCRIPTION: (As shown on Certificate of Title)
 VALUATION ROLL NO:
 LOT: 1 DP: 13173 SECTION:

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

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

6.8.98 left card in mail box to contact me.

You are requested to issue:

A Final

An interim

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

The attached particulars include:

Building Certificates

A Code Compliance Certificate issued by a Building Certifier

Producer Statements

Signed by or for and on behalf of the owner:

NAME: Brent Stewart
 SIGNATURE: *[Signature]*

POSITION: Builder
 DATE: 31-07-98

Project Information Memorandum No:16467

Section 31, Building Act 1991

Issued:29Nov96

CONTACT : MR JASON ERWIN HALLIDAY
11 NIKAU STREET
INGLEWOOD

OWNER : MISS Paula Dianne STEWART
11 NIKAU STREET
INGLEWOOD

Application received: 18Nov96

PROJECT LOCATION

Street Address: 12 NGAIO STREET, INGLEWOOD
Property ID: 029004
Assessment No: 11841/766.00
Legal: LOT 1 DP 13173

PROJECT

The project is for New building
Intended Use(s): new dwelling
Intended life: Indefinite but not less than 50 years
Value of Work: \$125,000.00

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?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevant to the intended "project". It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan.

However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

2: CAN BUILDING WORK PROCEED?

YES- But only once Building Consent is obtained. Building Consent will be subject to any relevant provisions of the Building Act 1991 and any conditions of Building Consent approval.

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

The property bounds the Waiongana Iti Stream, the proposal therefore is to comply with the controls of waterways and land liable to flooding Ordinance 228.2.(b) Section v of the New Plymouth District Plan.

Ordinance 321.61.5. such driveway to be not less than 3 metres in width, and to have a grade not steeper than 1 in 5.

It may be necessary to submit a long section plan of the driveway to show compliance.

4: Flooding:

The project is within 6 metres horizontally and/or 3 metres vertically of a stream or watercourse. Floor levels in relation to normal stream flows are required.

5: Sewer Services and Sewage Disposal:

Council records indicate the public sewer to be some distance away. Your plans indicate you wish to connect to the sewer. You will need to confirm whether fall is available from your proposed dwelling. Should fall be available the cost for the connection will be \$1890 incl GST.

6: Stormwater Service and Disposal Requirements:

Stormwater is to be disposed of on site via an approved ground soakage system. If there is inadequate ground soakage available you should approach the Roading Division of the Works & Services Department to discuss the option of discharging to the roadway.

7: 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.

Council records do not show the position of the water toby. A toby search will be required to ascertain whether a toby exists. If there isn't one you will be required to pay a connection fee of \$540 incl GST.

8: Councils Drainage and Services Records:

The Council holds no on-site drainage records for this property.

9: 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.

Insufficient information has been provided as part of this PIM only application to determine this matter.

10: Engineering Design Required:

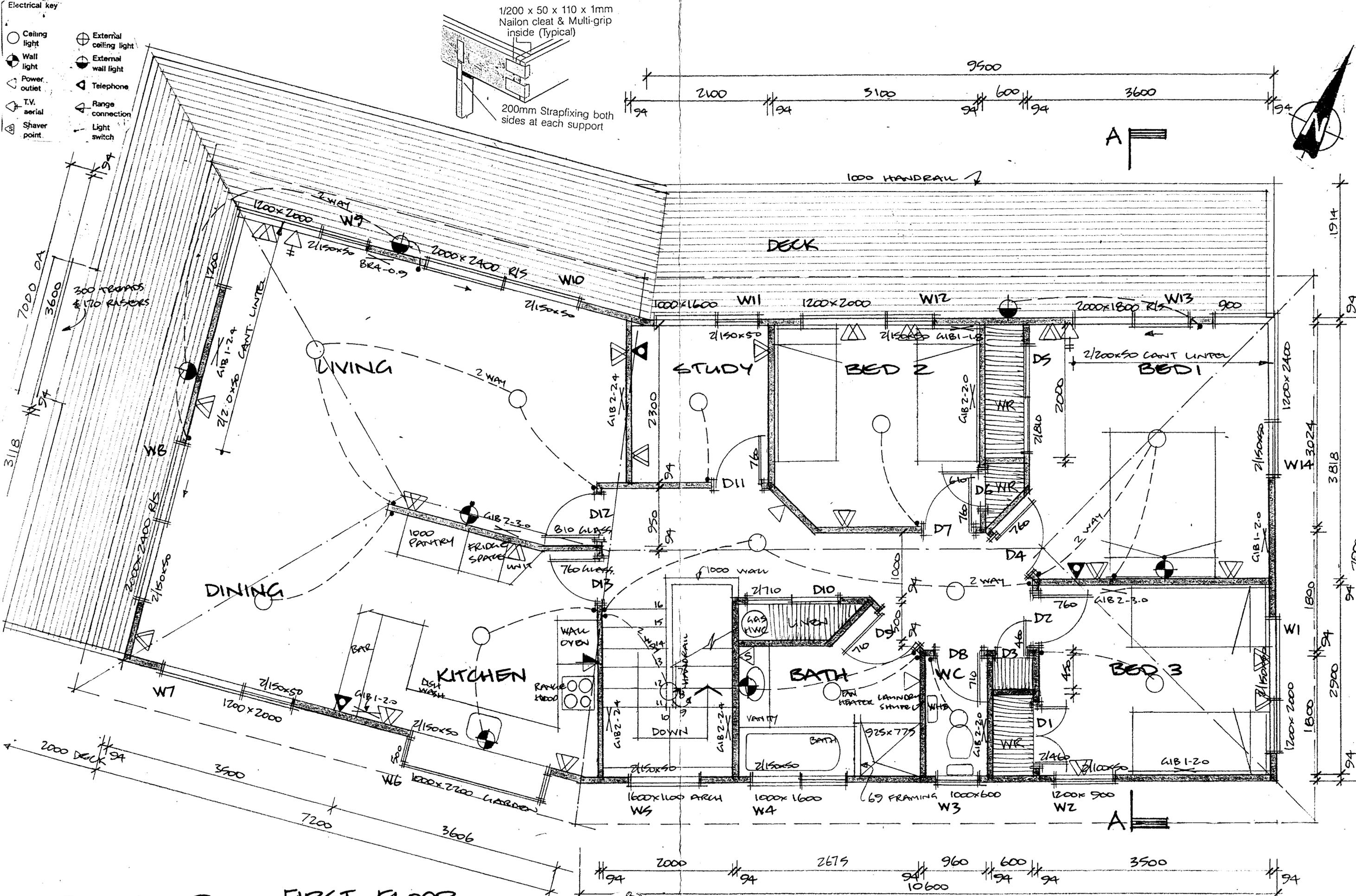
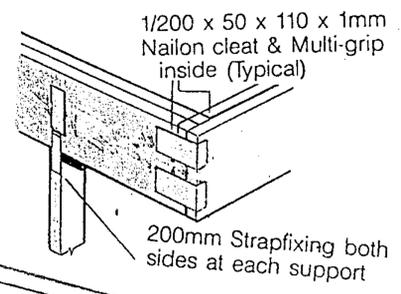
The Building Consent application will require engineering design for fire engineering.

11: Sign Off

Approving Officer.....

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

- Electrical key
- Ceiling light
 - Wall light
 - ⚡ Power outlet
 - 📺 T.V. aerial
 - 🔌 Shaver point
 - ⊕ External ceiling light
 - ⊖ External wall light
 - ☎ Telephone
 - 🔌 Range connection
 - ⚡ Light switch



Roughan Design FIRST FLOOR 1:50
AREA 117m² + DECK

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.



BRENT STEWART
BUILDER

PHONE (06) 756 8800

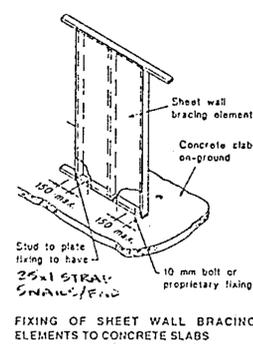
Jason Halliday
12 Ngaio St., Inglewood **3**

Bracing Systems

- * GIB 1 9.5mm Standard Gib® lining on one face, not less than 1.8m and longer
- * GIB 2 9.5mm Standard Gib® lining on both faces, not less than 1.8m long and longer
- GIB 3 9.5mm Standard Gib® lining on both faces, not less than 1.2m in length
- * BRG / Bra Gib Braceline® on one face min length 0.6m max length 1.2m

Diagonal Brace
Diagonal Brace

Both wall end studs require a fixing of 6kN capacity to the floor framing



GERARD TUFFCOAT TILES

TIMBER FASCIA

DECK NOT SHOWN FOR CLARITY

TEXTURED INSULATION

SOVELCO BRICKWORK

350x350 PILE PADS

FUTURE SLAB ON DPL TO CARPORT

LIG BRACELINE PANELS

GLASS BLOCKS TO SIDES OF TIMBER DOOR IN ALUM FRAME

AUTO ROLLER DOOR 2150 HIGH

NORTH
1:100

ALUM POWDERCOATED WINDOWS

CANTILEVERED DECK OUTLINE

EAST

GARDEN WINDOW TO KITCHEN
LET IN ANGLE BRACE

WEST

PAINTED BLOCKWORK
2-D12 BARS & R6 TIES @ 300 CRS TO 11500 WINDOW BLOCK LINTELS

Block Retaining

SOUTH

125x125 DECK PILES

668 MESH TO 100 THICK SLAB ON DPL

700x700x250 THICKENING WITH 3-D12 BARS BOTH WAYS

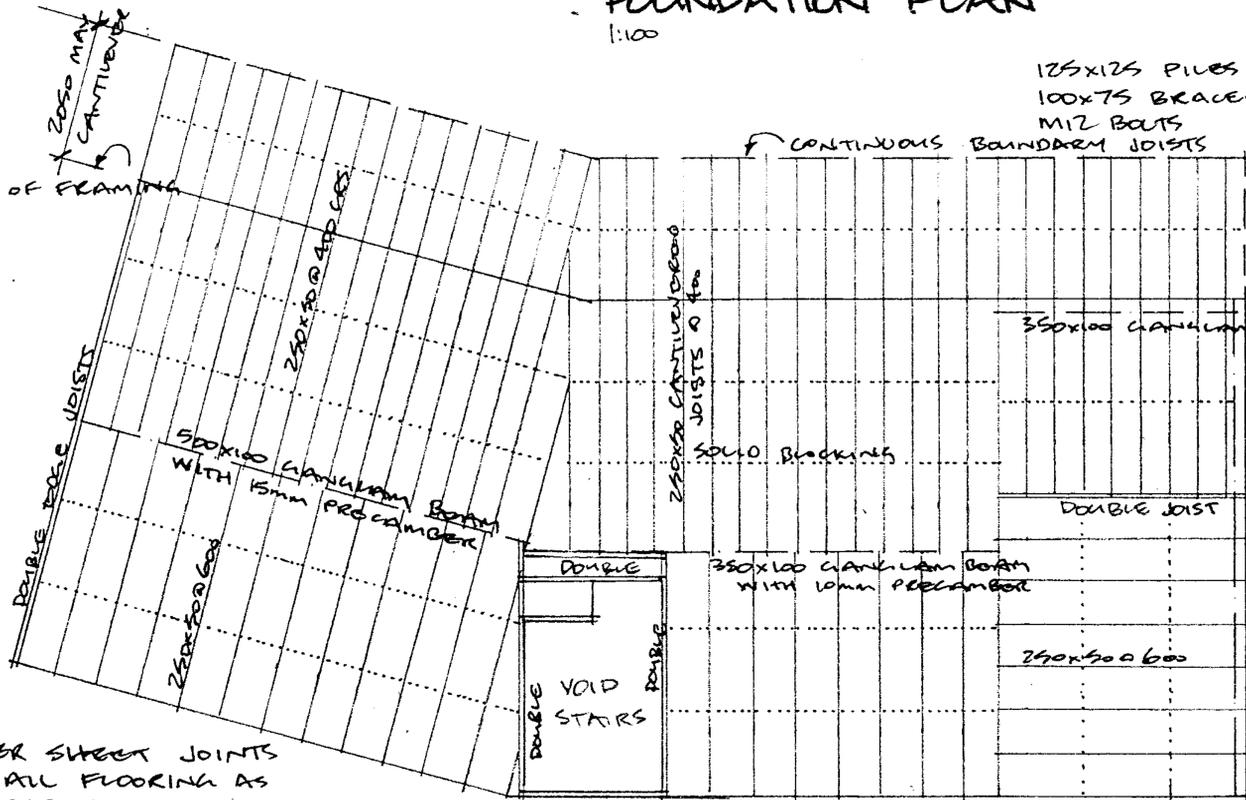
RETAINING FOOTING

FOUNDATION PLAN
1:100

CONTINUOUS BOUNDARY JOISTS

125x125 PILES WITH 100x75 BRACES WITH M12 BOLTS

FACE OF FRAMING
2050 MAX CANTILEVER



STRUCKER SHEET JOINTS AND NAIL FLOORING AS A DIAPHRAGM.

FLOOR FRAMING PLAN
1:100



Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone 025-490 715, A/H Phone/Fax 753-3365
Residential & Commercial Architectural Design.

Dec 96



**BRENT STEWART
BUILDER**

PHONE (06) 756 8800

**Jason Halliday
12 Ngaio St., Inglewood**

EXTRA INFORMATION/AMENDMENTS

AMENDMENT

2 010299

Charge: \$ _____

Job: Dwelling

Address: 12 Ngaro Street

Inglewood

Consent No: 16470

The changes covered by this amendment are:

included wheelchair access off deck (ramp)
omitted 1/2 of deck initially submitted.

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: [Signature] Date: 01-02-99

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

Signature: _____ Date: _____

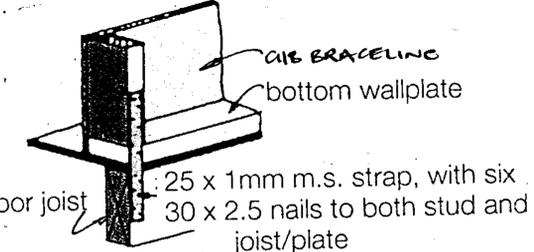
Office use only

Approved | Refused

Records	
Building	
	OP 1.2.99
Public Health	
District Planning	

Construction details of the landing and ramp including barriers and handrails are required.

TO NGAIO ST.
 4.80m x 100.00m
 PLANS AND SPECIFICATIONS APPROVED FOR TYPE USE, SITE USE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT BUILDING REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

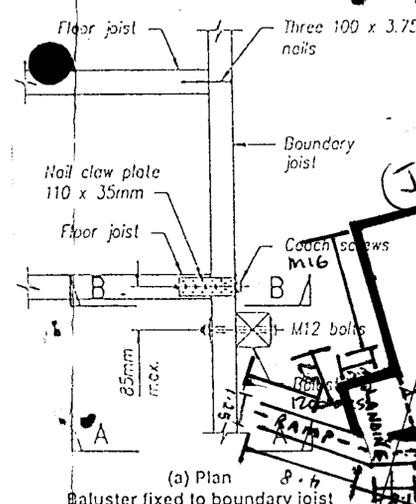
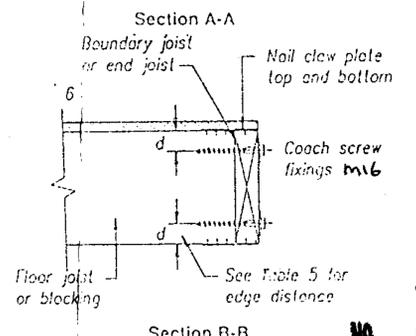
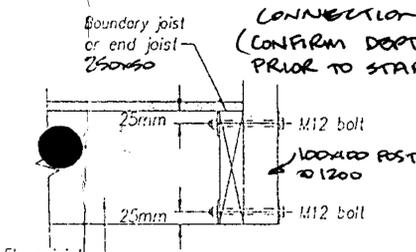


FIXING OF BRACELINE CIB PANELS

- 100x50 TOP & BOTTOM PLATE WITH 12 @ ALUM TUBE VERTICALS @ 110 mm CRS
- 100x40 PINE DECKING 2 x 50 JOISTS (H3 TREATED) @ 400 CRS
- 100x100 POSTS @ 1000 CRS 2-M12 BOLTS TO SIDE OF JOISTS
- INSULCLAD SEALED AROUND JOISTS

NOTE
 ALL PLUMBING & DRAINAGE TO COMPLY WITH NZ BUILDING ACT SECTIONS C12 & C13

AMENDMENT 2 010299



DECK RAILS.
 - NO HANDRAIL
 - HAND RAIL.

Roughan Design
 788 Carrington Road, RD 1, New Plymouth
 Phone/Fax 753-3365 Mobile 025-490 715
 Residential & Commercial Architectural Design.

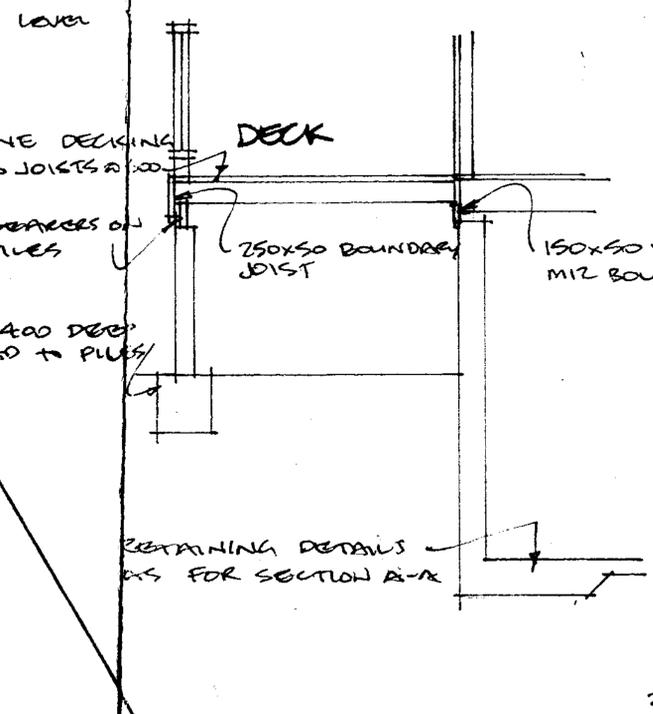
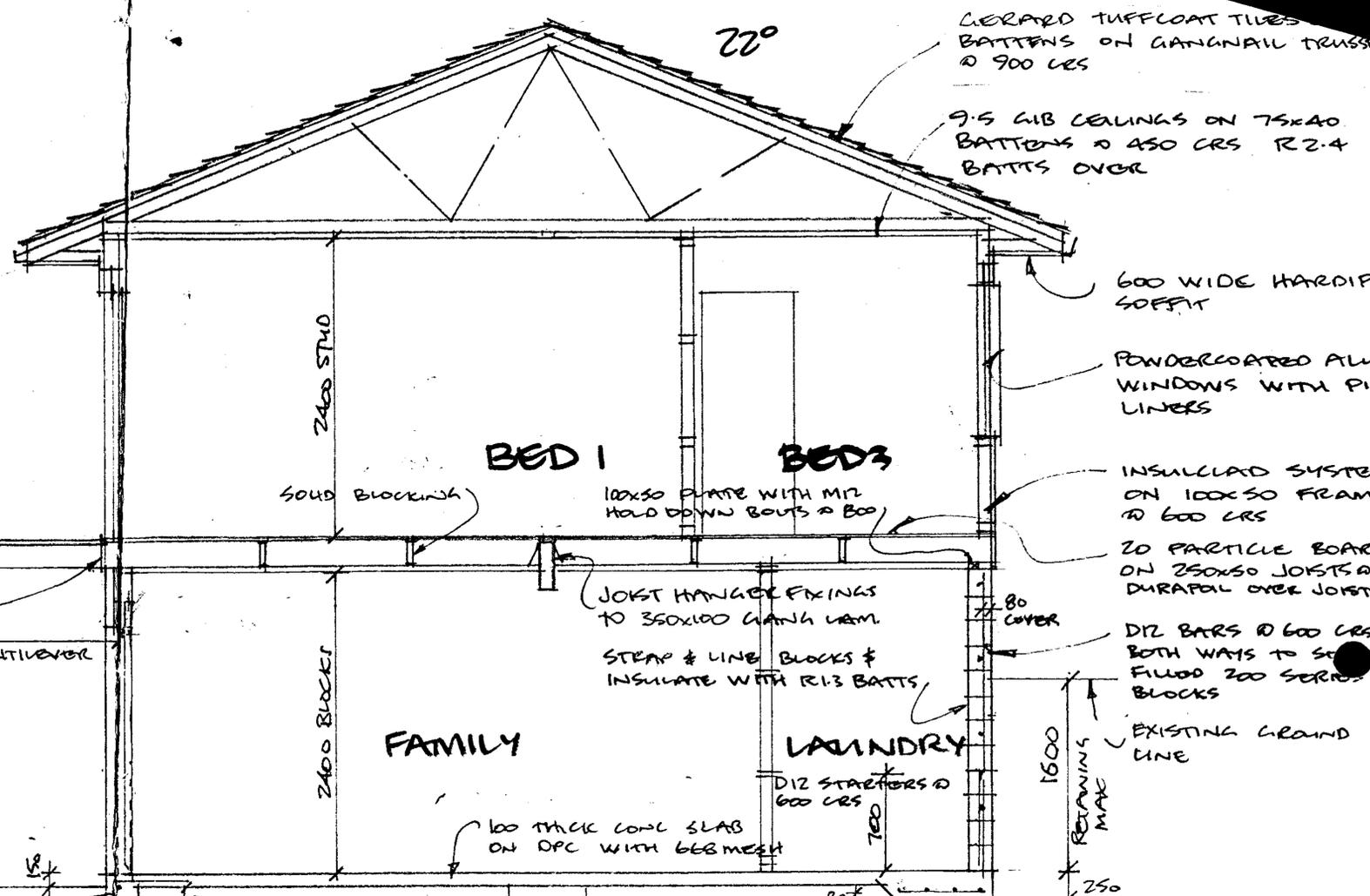
SITAMENDMENT -3 090399

WAIONGMANA ITI STREAM
 STREAM LEVEL +97.35

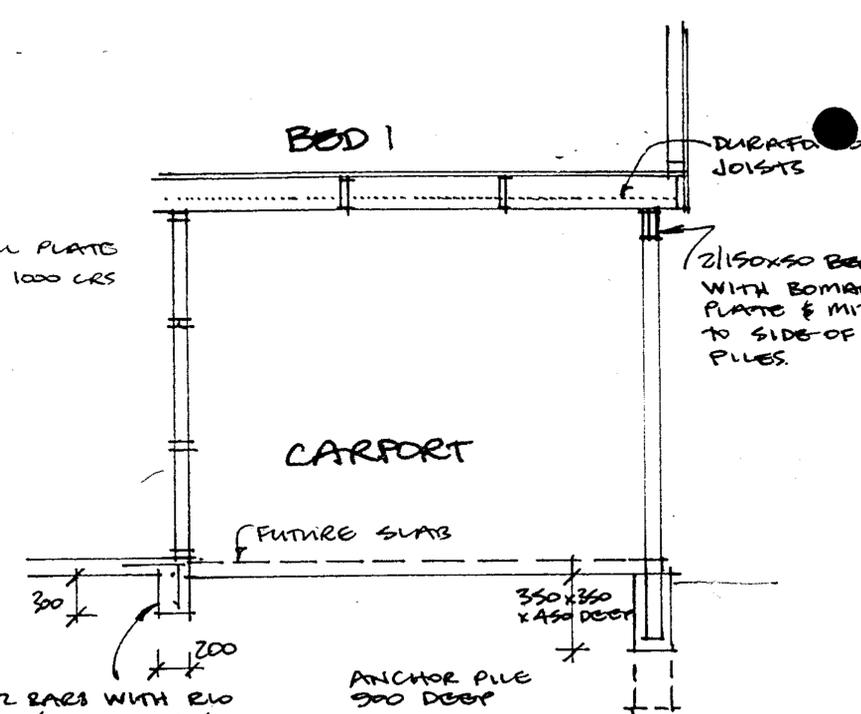
100x40 PINE DECKING ON 150x50 JOISTS @ 400
 2/150x50 BEARERS ON 125x125 PILES
 350x350x400 DEEP CONC PAD TO PILES

TAKE STORMWATER INTO STREAM

LOT 1 DP 13173



SECTION B 1:50



SECTION C
Jason Halliday
 12 Ngaio St., Inglewood

PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

AMENDMENTS

DATE: 25-3-97

JOB: New Dwg

CONSENT NO: 16470

ADDRESS: 12 Ngāio St
Inglewood

DEPARTMENT	COMMENT	NOT APPROVED DATE	APPROVED DATE
DISTRICT PLANNING			
RECORDS			
BUILDING *	<i>Amendment to main ADDRESS 27-3-97</i>		<i>[Signature]</i> 27-3-97
PUBLIC HEALTH			
STREETWORKS			
PLUMBING & DRAINAGE			
ENVIRONMENTAL HEALTH			
STRUCTURAL			

THE CHANGES COVERED BY THIS AMENDMENT ARE:

- * Cut away bank eliminating the need for a retaining wall
- * Step down into Family Room / Laundry area

SUBMITTED & SIGNED BY: FAX

DATED: 25-3-97

TO : PHONE NO. : 947596118
FROM : ROUGHAN DESIGN 788 Carrington Rd, RD1 New Plymouth

MAR. 25. 1997 2:23PM P 1
PHONE NO. : 64 06 7533365



Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

RECEIVED

25 MAR 1997

DATE: 25.3.97

ADDRESSEE:

Organisation:	NPOC		
Name:	BUDG INSPECT	PETER W	
Fax No:		City:	

Total No of pages incl this cover: 3

MESSAGE DETAILS:

HAWKIDAY - 12 NGAIRO ST

Brent Stewart instructed these amendments as shown

- part slab stopped down
- part wall framing in lieu of blocks.

AMENDMENT

Regards Peter.

OFFICE COPY

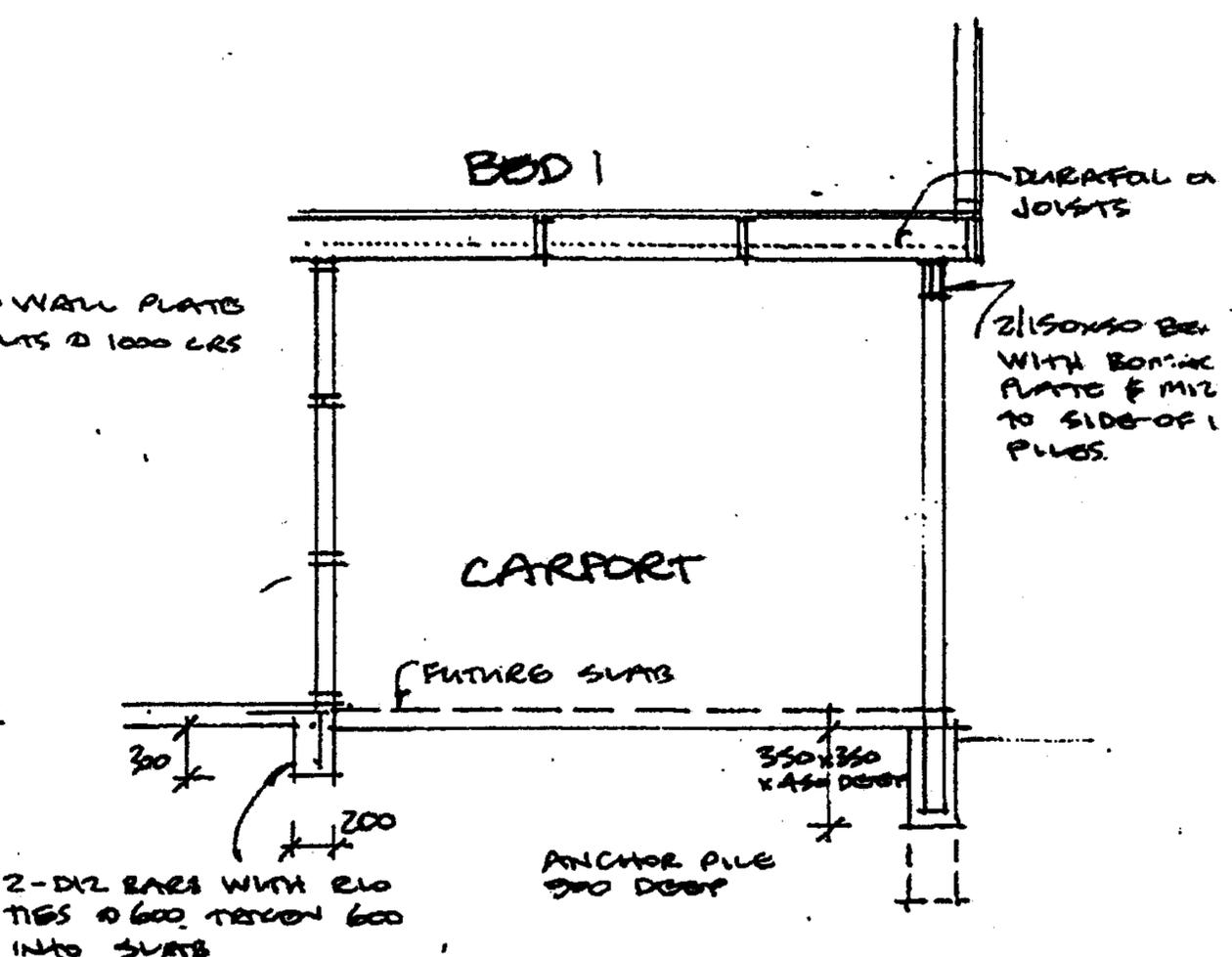
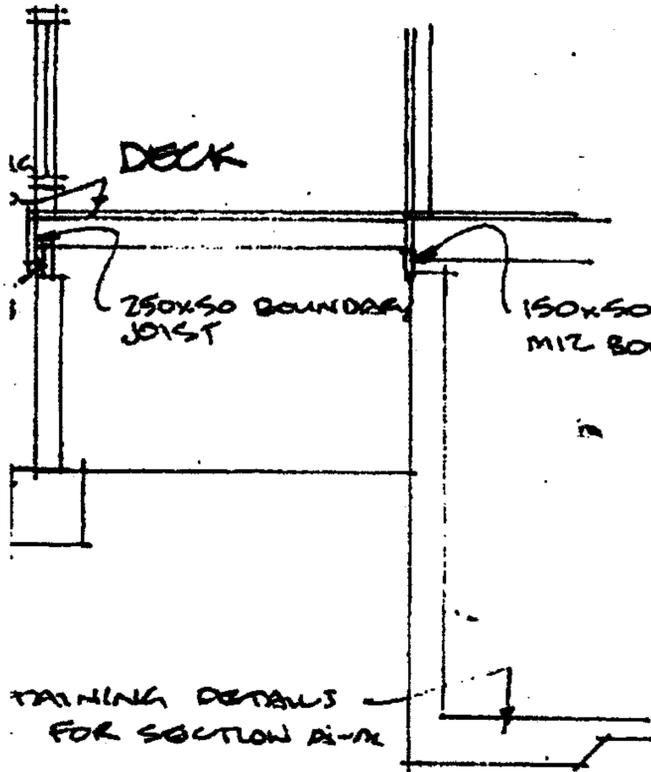
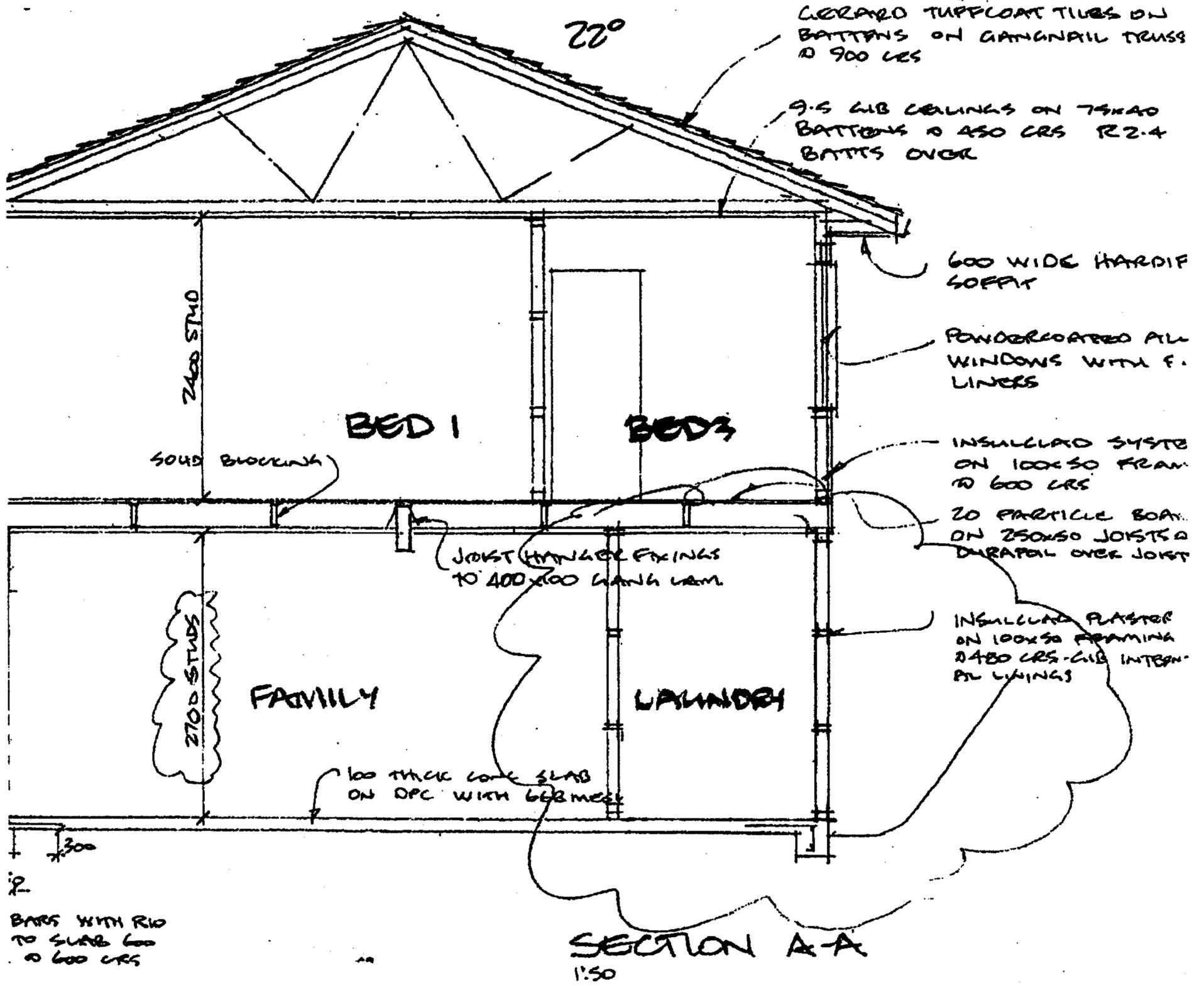
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL

APPROVED: _____

DATE

27.3.97

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL



SECTION B
1:50

SECTION C
Jason Halliday

TQ : PHONE NO. : 947596118
FROM: ROUGHAN DESIGN 788 Carrington Rd, RD1 New Plymouth

DEC. 12. 1996 4:10PM P 1
PHONE NO. : 64 06 7533365



Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

AMENDMENT

DATE: 12.12.06

ADDRESSEE:

Organisation:	NPPC		
Name:	BUDG INST	-	NOTICE
Fax No:		City:	

Total No of pages incl this cover: ~~ONE~~

MESSAGE DETAILS:

12 NOV 20 38

Amendments as requested

Regards Peter

OFFICE COPY

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

APPROVED:

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.



Roughan Design

788 Carrington Road, RD 1, New Plymouth
 Phone/Fax 753-3365 Mobile 025-490 715
 Residential & Commercial Architectural Design.

Name: JASON HARWOOD

Amended

Location of STOREY	foundation single upper of two <u>lower of two</u>
SITE WIND ZONE: (Table 2.4)	low / medium <u>high</u> / very high
EARTHQUAKE ZONE: (Fig 2.2, Table 2.3)	<u>A</u> B / C

SITE ADDRESS

City/Town or District: INGLISWOOD
 Street and Number: 12 NGATA ST
 or
 LOT and D.P. Number: _____

BASEMENT

2 FOR EARTHQUAKE	
Roof weight :	<u>light</u> / heavy
Average Roof Pitch:	<u>20</u>
Type of Cladding:	light / <u>heavy</u>
Earthquake zone:	<u>A</u>
Storey in Roof space:	yes / no
E = <u>8.0</u> B.U.'s/m ²	

3 FOR WIND	
Building Height:	: <u>6.5</u> m
Roof Height	: <u>2</u> m
Storey Height	: <u>2.4</u> m
Design Wind Speed	: <u>44</u>
W along = <u>125</u> B.U.'s/m ^{12.5} <u>39-110</u>	
W across = <u>46</u> B.U.'s/m	

4 ROOF or BUILDING LENGTH	BL = <u>13</u> m
ROOF or BUILDING WIDTH	BW = <u>7</u> m
GROSS ROOF or BUILDING PLAN AREA	GPA = <u>117</u> m ²

5 EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA = <u>8</u> x <u>117</u> = <u>936</u> B.U.'s
WIND LOAD: ACROSS	W x BL = <u>106</u> x <u>13</u> = <u>1378</u> B.U.'s
WIND LOAD: ALONG	W x BW = <u>125</u> x <u>7</u> = <u>875</u> B.U.'s



SHEET B

ALONG									
1	2	3	4	5	6	7	8	9	10
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	WIND		EARTHQUAKE	
						Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND SINGLE STOREY	A	120	1	BR4	0.6	100	60		
			2	BR4	0.7	100	90		
			3	BR4	0.9	100	90		
UPPER STOREY	B	20	4	BR4	0.9	100	90		
			5	GIB2	3.0	80	200		
LOWER STOREY	C	130 120	6	BR4	5.0	200	1000		
			7	BR4	2.0	200	40		
	D								
	E								
(Use one sheet for each storey)						Total Achieved	2060	Total Achieved	
						Total Required	930	Total Required	

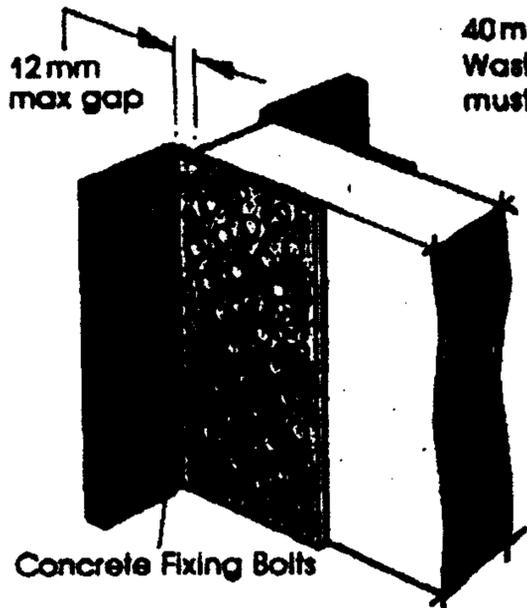
ACROSS									
1	2	3	4	5	6	7	8	9	10
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	WIND		EARTHQUAKE	
						Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND SINGLE STOREY	M	72	8	BR4	4.0	100	800	100	
UPPER STOREY	N	70	9	GIB2	2.4	80	192		
			9A	BR4	1.2	100	120		
LOWER STOREY	O	70	10	GIB2	3.0	80	240		
			11	GIB2	2.4	80	192		
			11A	BR4	1.0	100	60		
	P	72	12	GIB2	2.4	75	180		
	Q								
(Use one sheet for each storey)						Total Achieved	1424	Total Achieved	
						Total Required	1824	Total Required	
						Total Required	1508	Total Required	

Inf all wood used used over 45 BU 300 x 14 = 4200

Lumberlok Concrete Fixing Cleats CF1 & CF2X

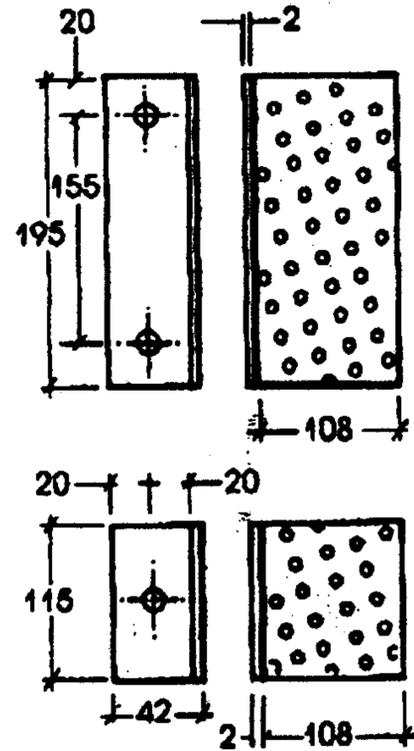
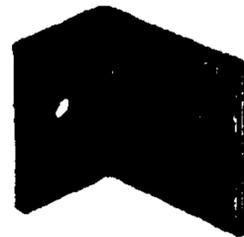
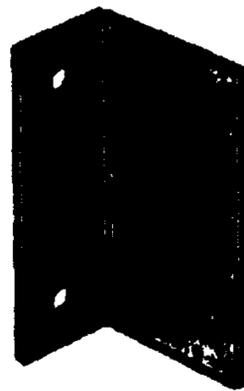
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 New Plymouth

Dimensions



40mm x 40mm x 5mm sq
 Washers supplied with cleats
 must always be used

Nails as detailed below
 shown
 CF1 Nails-12
 CF2X Nails-28



CF1 and CF2X cleats provide a quick and economic method of joining timber trusses, beams, columns to solid concrete or grouted concrete blockwork. Both cleats can be used on one or two sides of timber members depending on loading. Single cleats must not be used where rotation can occur i.e. Beam end to wall situations.

Nails: Use 30mm x 3.15mm diameter Lumberlok Product Nails or equivalent Galvanised Bracket Nail. Cleats must always be nailed with 12 nails to CF1 and 28 nails to CF2X — Basic Nail Load — 340N

Bolts: Recommended Bolt Types are: CF1 and CF2X cleats 12mm ragged and cast in or Dynabolts D12058 in concrete D12098 in filled blockwork core, or Thrubolts—M12 60H in concrete M12 99H in filled blockwork core. Bolts must be applied according to manufacturer's specifications.

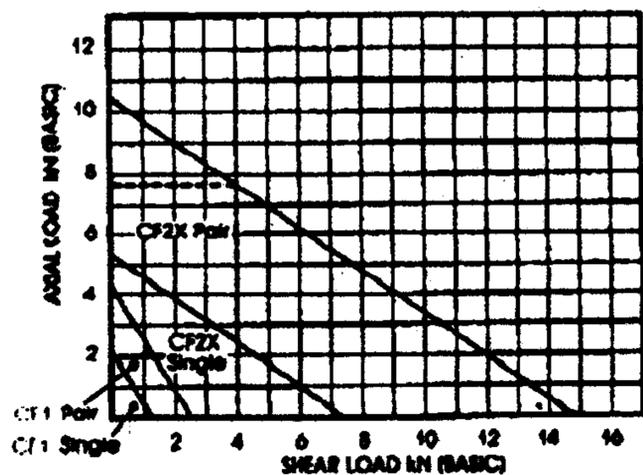
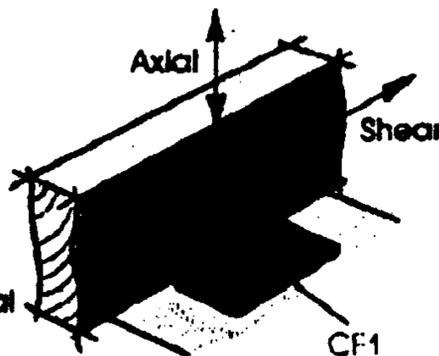
Note: It is the responsibility of the specifier to ensure correct bolting. Lumberlok N.Z. Ltd accepts no responsibility for bolt selection or application. Allowable bolt loads for each concrete strength must be checked.

Specification: Steel: G250, Z300 Holes: 3.8mm dia. Washers: 40mm x 40mm x 5mm must always be used, one to each bolt. Washers are supplied with cleats.

Loadings: The following graph gives load values in kN for CF1 and CF2X cleats fixed to concrete. Axial or shear loads only are read from each axis. Combined axial and shear values are given as per the example below. Duration of load factors shown below can be applied for the cleat to timber fixing only. Bolt loadings must be checked.

Duration of Load Factors
 D.L + L.L — 1.35
 D.L + W.L — 1.60
 as per NZS3603

Example:
 A pair CF2X cleats has a combined maximum basic loading of 7.6 kN axial and 4 kN shear load.



Order to Specify

1. Lumberlok CF1 or CF2X cleat.
2. Finish — standard pregalvanised or hot dipped
3. Nails — Quantity

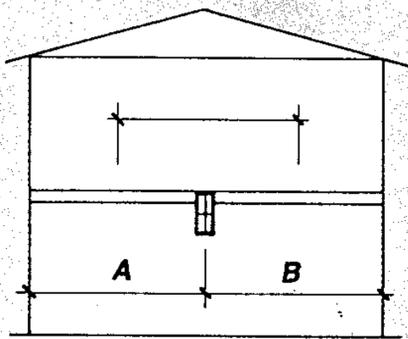
GANGLAM

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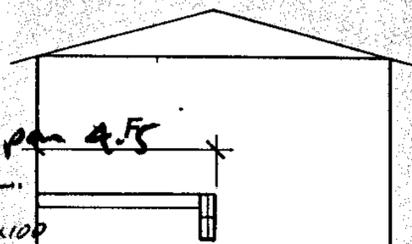
Roughan Design

788 Carrington Road, R.D. 1

FLOOR BEAM Plymouth



Family beam span 4.5
350x100 OK
F = 4.8
span 4.4



gauge beam span 6.3m = 3.3 floor
550x100 OK
F = 6.6
span = 6.3
550x100

TABLE 10A:
1.5KPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.95	4.92	3.93	3.65	3.43	3.26
350 x 100	5.68	5.08	4.61	4.28	4.03	3.83
400 x 100	6.29	5.68	5.29	4.91	4.62	4.39
450 x 100	6.88	6.22	5.79	5.47	5.21	4.95
500 x 100	7.47	6.75	6.28	5.94	5.67	5.46
550 x 100	7.98	7.21	6.71	6.34	6.06	5.83
600 x 100	8.53	7.71	7.17	6.78	6.48	6.24
300 x 150	5.57	4.95	4.49	4.17	3.93	3.73
350 x 150	6.29	5.68	5.28	4.90	4.61	4.38
400 x 150	6.96	6.29	5.85	5.53	5.29	5.02
450 x 150	7.61	6.88	6.40	6.06	5.79	5.57
500 x 150	8.27	7.47	6.95	6.57	6.28	6.04
550 x 150	8.83	7.98	7.42	7.02	6.71	6.45
600 x 150	9.44	8.53	7.94	7.51	7.17	6.90

TABLE 10B:
2.5KPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.31	3.77	3.42	3.16	2.89	2.67
350 x 100	5.00	4.42	4.02	3.72	3.39	3.14
400 x 100	5.53	5.00	4.60	4.26	3.89	3.60
450 x 100	6.06	5.47	5.09	4.80	4.38	4.06
500 x 100	6.57	5.94	5.53	5.23	4.89	4.53
550 x 100	7.02	6.34	5.90	5.58	5.33	4.95
600 x 100	7.51	6.78	6.31	5.97	5.70	5.41
300 x 150	4.90	4.31	3.91	3.63	3.42	3.25
350 x 150	5.53	5.00	4.60	4.27	4.02	3.82
400 x 150	6.13	5.53	5.15	4.87	4.60	4.37
450 x 150	6.70	6.06	5.64	5.33	5.09	4.90
500 x 150	7.28	6.57	6.12	5.79	5.53	5.32
550 x 150	7.77	7.02	6.53	6.18	5.90	5.68
600 x 150	8.31	7.51	6.99	6.61	6.31	6.07

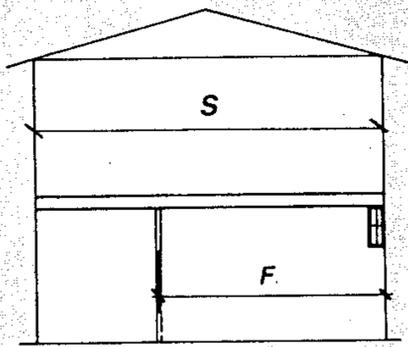
TABLE 10C:
3.0KPa L.L. FLOOR BEAM SUPPORTING JOISTS

BEAM SIZE	MAXIMUM FLOOR BEAM SPAN (m)					
	JOIST SPAN F (m)					
	2.4	3.6	4.8	6.0	7.2	8.4
300 x 100	4.06	3.54	3.22	2.93	2.67	2.48
350 x 100	4.76	4.16	3.78	3.44	3.14	2.91
400 x 100	5.29	4.77	4.33	3.94	3.60	3.33
450 x 100	5.79	5.23	4.87	4.45	4.06	3.76
500 x 100	6.28	5.67	5.28	4.96	4.53	4.19
550 x 100	6.71	6.06	5.64	5.33	4.95	4.58
600 x 100	7.17	6.48	6.03	5.70	5.41	5.00
300 x 150	4.64	4.05	3.68	3.42	3.22	3.06
350 x 150	5.29	4.76	4.33	4.02	3.78	3.59
400 x 150	5.85	5.29	4.92	4.60	4.33	4.11
450 x 150	6.40	5.79	5.38	5.09	4.87	4.64
500 x 150	6.95	6.28	5.85	5.53	5.28	5.08
550 x 150	7.42	6.71	6.24	5.90	5.64	5.43
600 x 150	7.94	7.17	6.67	6.31	6.03	5.80

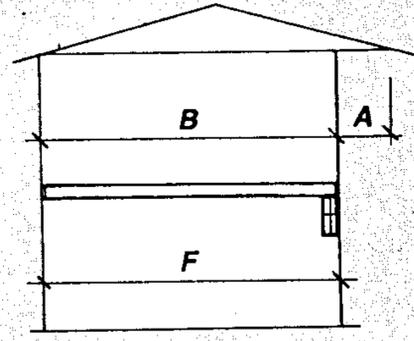
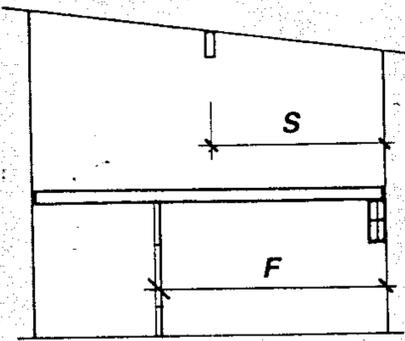
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LINTELS

Roughan Design
788 Carrington Road, R.D. 1
New Plymouth



SELECT 'S' AS IN TABLE 1



$$S = B + 2A$$

TABLE 9A:
LINTEL SUPPORTING LIGHT ROOF, WALL AND FLOOR JOISTS
(2.4m MAX WALL HEIGHT)

*Carroll beam
span 3300 ✓*

LINTEL SIZE	FLOOR SPAN 'F' (m)	MAXIMUM LINTEL SPAN (m)										
		SUPPORTED ROOF SPAN 'S' (m)										
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
100 x 100	2.5	1.11	1.08	1.06	1.04	1.02	1.00	0.99	0.97	0.96	0.94	0.93
	4.0	1.03	1.01	1.00	0.98	0.97	0.95	0.94	0.93	0.91	0.90	0.89
	5.5	0.98	0.96	0.95	0.93	0.92	0.91	0.90	0.89	0.88	0.87	0.86
	7.0	0.93	0.92	0.91	0.90	0.88	0.87	0.86	0.86	0.85	0.84	0.83
125 x 100	2.5	1.41	1.38	1.35	1.33	1.30	1.28	1.26	1.24	1.22	1.20	1.19
	4.0	1.32	1.30	1.27	1.25	1.23	1.22	1.20	1.18	1.17	1.15	1.14
	5.5	1.25	1.23	1.21	1.19	1.18	1.16	1.15	1.13	1.12	1.11	1.10
	7.0	1.19	1.17	1.16	1.14	1.13	1.12	1.10	1.09	1.08	1.07	1.06
150 x 100	2.5	1.72	1.68	1.65	1.62	1.59	1.56	1.53	1.51	1.49	1.47	1.45
	4.0	1.61	1.58	1.55	1.53	1.50	1.48	1.46	1.44	1.42	1.40	1.39
	5.5	1.52	1.49	1.47	1.45	1.43	1.42	1.40	1.38	1.37	1.35	1.34
	7.0	1.45	1.43	1.41	1.39	1.38	1.36	1.35	1.33	1.32	1.30	1.29
200 x 100	2.5	2.27	2.22	2.18	2.14	2.10	2.06	2.03	2.00	1.97	1.94	1.91
	4.0	2.12	2.08	2.05	2.02	1.99	1.96	1.93	1.90	1.88	1.85	1.83
	5.5	2.01	1.98	1.95	1.92	1.89	1.87	1.85	1.82	1.80	1.78	1.76
	7.0	1.91	1.89	1.86	1.84	1.82	1.80	1.78	1.76	1.74	1.72	1.71
250 x 100	2.5	2.82	2.76	2.71	2.65	2.61	2.56	2.52	2.48	2.44	2.41	2.38
	4.0	2.64	2.59	2.55	2.51	2.47	2.43	2.40	2.37	2.33	2.31	2.28
	5.5	2.49	2.46	2.42	2.39	2.35	2.32	2.30	2.27	2.24	2.22	2.19
	7.0	2.38	2.34	2.31	2.29	2.26	2.23	2.21	2.19	2.16	2.14	2.12
300 x 100	2.5	3.44	3.36	3.29	3.23	3.17	3.12	3.07	3.02	2.97	2.93	2.89
	4.0	3.21	3.15	3.09	3.05	3.00	2.96	2.92	2.88	2.84	2.81	2.77
	5.5	3.04	2.99	2.95	2.91	2.87	2.83	2.79	2.76	2.73	2.70	2.67
	7.0	2.89	2.85	2.82	2.78	2.75	2.72	2.69	2.66	2.63	2.61	2.58
350 x 100	2.5	4.14	4.05	3.97	3.89	3.82	3.76	3.70	3.64	3.59	3.53	3.49
	4.0	3.87	3.80	3.74	3.68	3.62	3.57	3.52	3.47	3.43	3.38	3.34
	5.5	3.66	3.60	3.55	3.50	3.46	3.41	3.37	3.33	3.29	3.25	3.22
	7.0	3.49	3.44	3.40	3.36	3.32	3.28	3.24	3.21	3.17	3.14	3.11
400 x 100	2.5	4.75	4.64	4.55	4.46	4.38	4.31	4.24	4.17	4.11	4.05	3.99
	4.0	4.44	4.36	4.28	4.21	4.15	4.09	4.03	3.98	3.93	3.88	3.83
	5.5	4.19	4.13	4.07	4.01	3.96	3.91	3.86	3.81	3.77	3.73	3.69
	7.0	3.99	3.94	3.89	3.84	3.80	3.76	3.72	3.68	3.64	3.60	3.57
450 x 100	2.5	5.35	5.24	5.13	5.03	4.94	4.86	4.78	4.70	4.63	4.57	4.50
	4.0	5.00	4.91	4.83	4.75	4.68	4.61	4.54	4.48	4.42	4.37	4.32
	5.5	4.73	4.65	4.59	4.52	4.46	4.41	4.35	4.30	4.25	4.20	4.16
	7.0	4.50	4.44	4.39	4.33	4.28	4.23	4.19	4.14	4.10	4.06	4.02
500x100	2.5	5.97	5.84	5.72	5.61	5.51	5.41	5.33	5.24	5.17	5.09	5.02
	4.0	5.58	5.48	5.38	5.30	5.22	5.14	5.07	5.00	4.93	4.87	4.81
	5.5	5.27	5.19	5.12	5.04	4.98	4.91	4.85	4.80	4.74	4.69	4.64
	7.0	5.02	4.96	4.89	4.83	4.78	4.72	4.67	4.62	4.57	4.53	4.48
550 x 100	2.5	6.52	6.38	6.25	6.13	6.02	5.92	5.82	5.73	5.64	5.56	5.49
	4.0	6.09	5.99	5.88	5.79	5.70	5.62	5.54	5.46	5.39	5.33	5.26
	5.5	5.76	5.67	5.59	5.51	5.44	5.37	5.30	5.24	5.18	5.12	5.07
	7.0	5.49	5.42	5.35	5.28	5.22	5.16	5.10	5.05	5.00	4.95	4.90
600 x 100	2.5	7.13	6.97	6.83	6.70	6.58	6.47	6.36	6.26	6.17	6.08	6.00
	4.0	6.66	6.54	6.43	6.33	6.23	6.14	6.05	5.97	5.89	5.82	5.75
	5.5	6.29	6.20	6.11	6.02	5.94	5.87	5.80	5.73	5.66	5.60	5.54
	7.0	6.00	5.92	5.84	5.77	5.70	5.64	5.58	5.52	5.46	5.41	5.35



Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

Name: JASON HALLIDAY

1

Location of STOREY	foundation single ✓ <u>upper of two</u> lower of two
SITE WIND ZONE: (Table 2.4)	low / medium ✓ <u>high</u> / very high
EARTHQUAKE ZONE: (Fig 2.2, Table 2.3)	<u>A</u> B / C

SITE ADDRESS

City/Town
or District: _____

Street and Number:
or _____

LOT and D.P. Number: _____

FIRST FLOOR

2

FOR EARTHQUAKE	
Roof weight :	<u>light</u> / heavy
Average Roof Pitch:	<u>20</u>
Type of Cladding:	<u>light</u> / heavy
Earthquake zone:	<u>A</u>
Storey in Roof space:	yes / no
E = <u>40</u> B.U.'s/m ²	

3

FOR WIND	
Building Height:	: <u>60</u> m
Roof Height	: <u>2</u> m ✓
Storey Height	: <u>2.4</u> m ✓
Design Wind Speed	: <u>44</u>
W along = <u>64</u> B.U.'s/m ✓	
W across = <u>54</u> B.U.'s/m ✓	

4

ROOF or BUILDING LENGTH	BL = <u>17</u> m ✓
ROOF or BUILDING WIDTH	BW = <u>7</u> m ✓
GROSS ROOF or BUILDING PLAN AREA	GPA = <u>117</u> m ² ✓

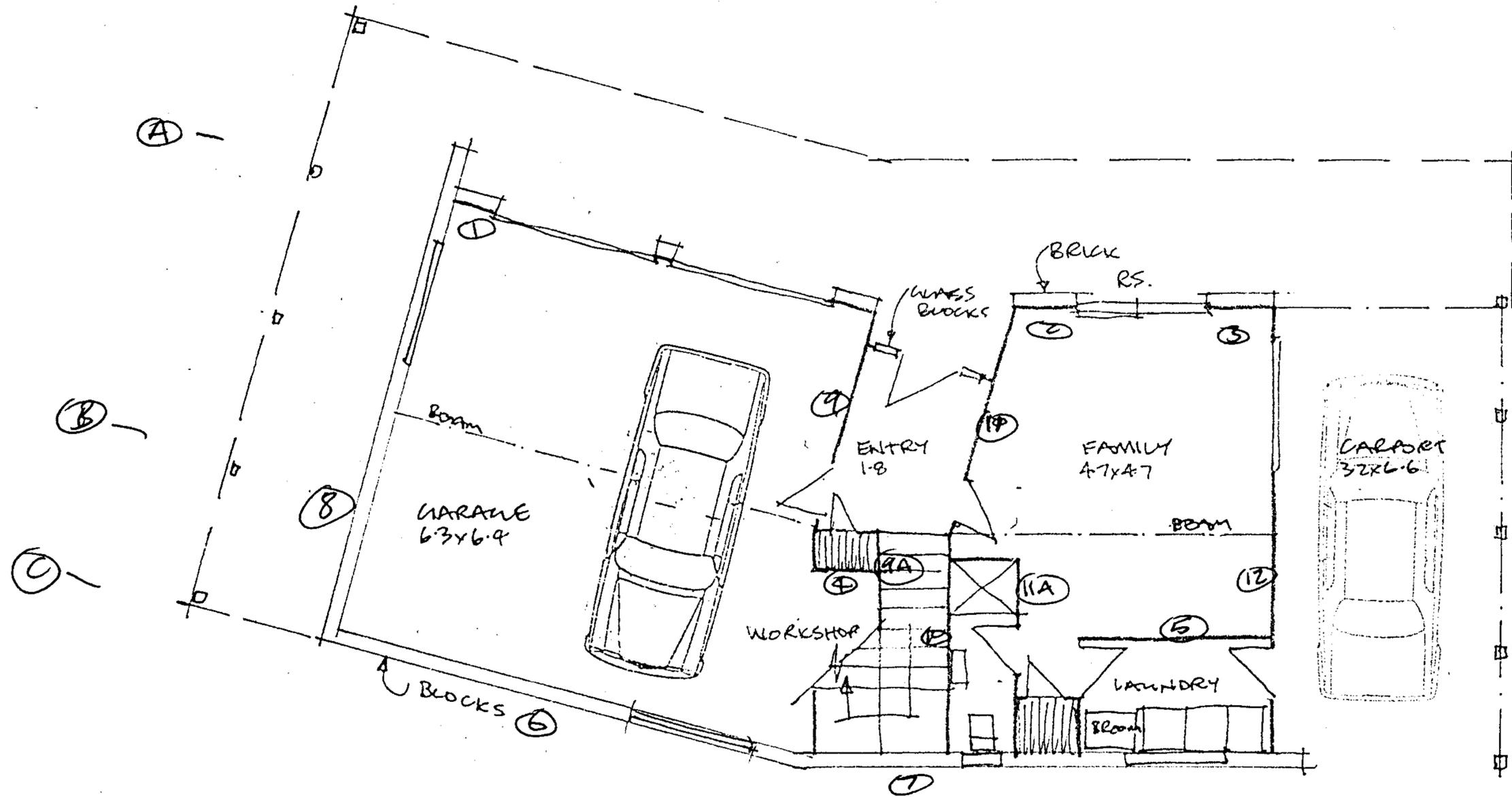
5

EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA = <u>4</u> x <u>117</u> = <u>468</u> B.U.'s ✓
WIND LOAD: ACROSS	W x BL = <u>54</u> x <u>17</u> = <u>918</u> B.U.'s ✓
WIND LOAD: ALONG	W x BW = <u>64</u> x <u>7</u> = <u>448</u> B.U.'s ✓

ALONG									
1	2	3	4	5	6	7	8	9	10
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	WIND		EARTHQUAKE	
						Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND SINGLE STOREY	A	130	1	BRG	0.9 ✓	100	90	85	76.5
			2	G1B1	1.8 ✓	55	99	50	90
UPPER STOREY	B	70	3	G1B2	3.0 ✓	80	240	70	210
			4	G1B2	3.0 ✓	80	240	70	210
LOWER STOREY	C	130	5	G1B1	2.0 ✓	55	110	50	100
			6	G1B1	2.0 ✓	55	110	50	100
(Use one sheet for each storey)	D								
	E								
						Total Achieved	889	Total Achieved	786
						Total Required	468	Total Required	468

ACROSS									
1	2	3	4	5	6	7	8	9	10
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	WIND		EARTHQUAKE	
						Rating /m	B.U.'s Achieved	Rating /m	B.U.'s Achieved
FOUND SINGLE STOREY	M	70	7	G1B1	2.4 ✓	85	180		
									192
UPPER STOREY	N	70	8	G1B2	2.4 ✓	80	192		
			9	G1B2	2.4 ✓	80	192		
LOWER STOREY	O	70	10	G1B2	2.4 ✓	80	192		
			11	G1B2	2.4 ✓	85	150		
	P	70	12	G1B2	1.9 ✓	75	135		
			13	G1B1	2.0 ✓	85	180		
(Use one sheet for each storey)	Q								
						Total Achieved	1463	Total Achieved	
						Total Required	918	Total Required	

sketch design



lower level

1:100

AREA 93m² + CARPORT

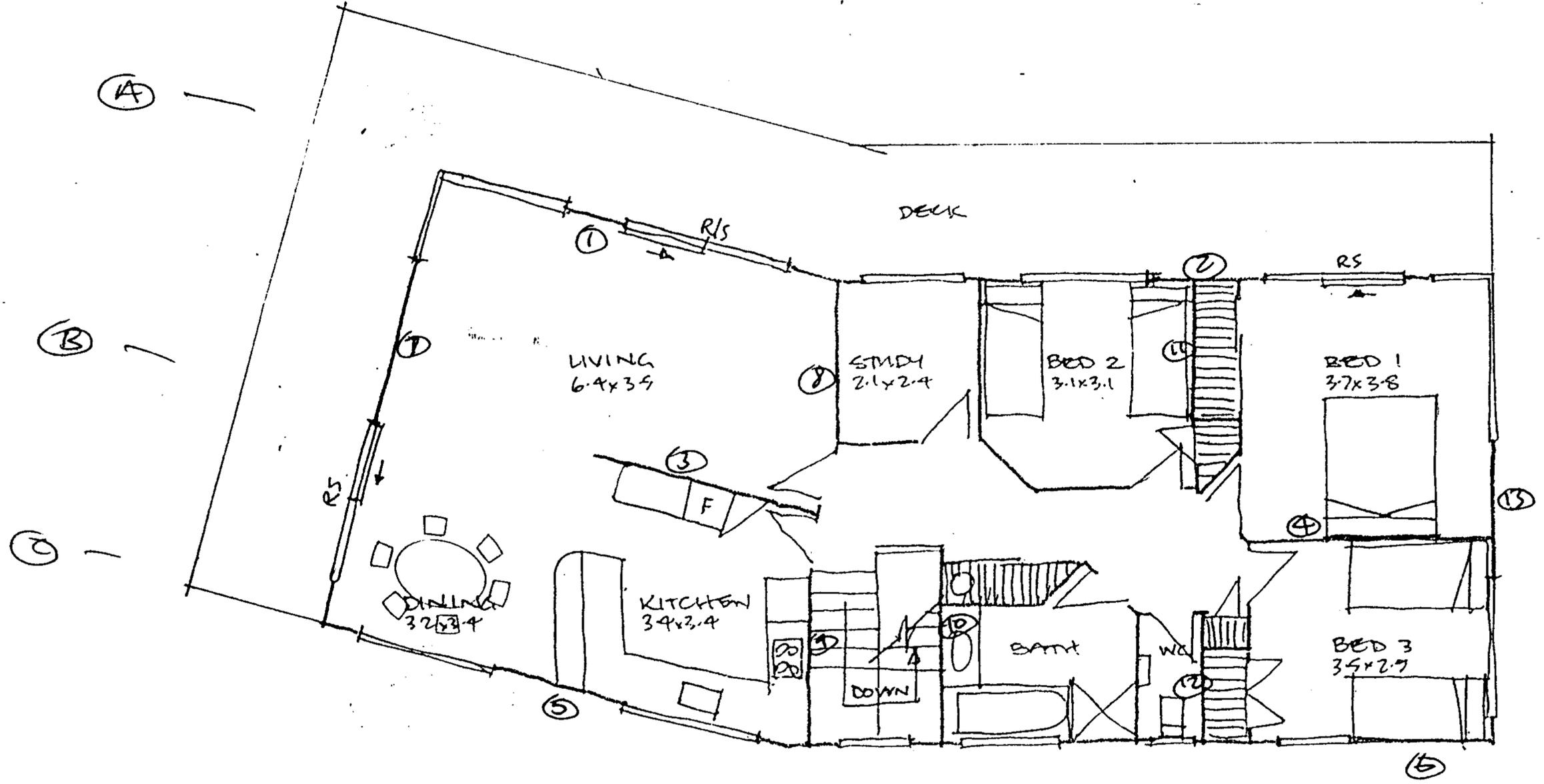


Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

sketch design

SHT	9	10	B.U.'s
			EARTHQUAKE



upper level

AREA 117m² + DECK

1/8
1:100

Roughan Design

788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

12/96

JASON HALLIDAY

JASON HALLIDAY





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

ENCROACHMENT LICENCE

BETWEEN

NEW PLYMOUTH DISTRICT COUNCIL

and

ASHLEIGH MURRAY AND TRENT MURRAY

of

12 NGAIO STREET, INGLEWOOD

ENC19/00215

This Encroachment Licence dated this **22nd** day of March 2019

PARTIES

- 1. **NEW PLYMOUTH DISTRICT COUNCIL**, a body corporate constituted under the Local Government Act 2002 ("Council")
- 2. **ASHLEIGH MURRAY AND TRENT MURRAY** of **12 NGAIO STREET, INGLEWOOD** ("Licensees")

BACKGROUND

- A. The Licensees are the occupiers of the land situated adjacent to the Licence Area.
- B. The land adjacent to the Licensees Land, which includes the Licence Area, is road reserve administered by the Council.
- C. At the request of the Licensees, the Council has, in accordance with the Council's policies on encroachment on road reserve, agreed to grant an encroachment licence, to occupy the Licence Area on the terms set out in this Licence, including the Schedules.

GENERAL PROVISIONS

1. **INTERPRETATION**

In this Licence unless the context indicates otherwise:

1.1. **Definitions:**

"Commencement Date" means the commencement date specified in Schedule 1;

"Default Interest Rate" means the default interest rate specified in Schedule 1;

"Expiry Date" means the expiry date specified in Schedule 1;

"GST" means tax levied under the Goods and Services Tax Act 1985 and includes any tax levied in substitution for that tax;

"Improvements" means any improvements made by the Licensee to the Licence Area;

"Licence Area" means that area described in Schedule 1;

"Licence Fee" means the licence fee specified in Schedule 1;

"Licensees Land" means the land occupied by the Licensees situated adjacent to the Licence Area;

"Permitted Use" means the permitted use specified in Schedule 1;

"Personal Property" means the personal property of the Licensee as specified in Schedule 1 and/or any other personal property of the Licensee placed on the Licence Area at any time;

"Special Terms" means the special terms set out in Schedule 1; and

"Term" means the term of this Licence commencing on the Commencement Date and terminating on the Expiry Date.

AM
Tuy KK.

“Stormwater” means water run-off as a result of a rain event;

- 1.2. **Defined Words and Expressions:** words and expressions defined in this Licence have the defined meaning in the whole of this Licence, including the Background and the Schedules;

2. **TERM**

- 2.1. The Term will commence on the Commencement Date and will end at 5.00pm on the Expiry Date, unless terminated sooner in accordance with this Licence.
- 2.2. For the avoidance of doubt, the Council is not obliged to grant the Licenses a further term after the Expiry Date.

3. **LICENCE**

- 3.1. The Council grants to the Licensees, and the Licensees accept, the right to occupy the Licence Area for the purpose of the Permitted Use on the terms of this Licence, including the Special Terms.
- 3.2. The Licensees acknowledge that:
 - a. the grant of this Licence does not create a lease or any interest in the Licence Area or otherwise confer on the Licensees any rights of exclusive possession of the Licence Area, except as set out in the Licence; and
 - b. the Council will retain control and management of the Licence Area, subject only to the extent of the express provisions of this Licence.
- 3.3. This Licence is personal to the Licensees and is not transferable. If the Licensees dispose of their interest in the Licensees Land to a third party for whatever reason, the Licensees will notify any third party (that wishes to occupy the Licence Area) of the requirement to apply to the Council for a new licence. Unless or until the Licensees terminate this Licence under clause 9.1 or a new licence is entered into with a third party, the Licensees remain fully liable under this Licence.

4. **LICENCE FEE**

- 4.1. The Licensees must pay to the Council the Licence Fee annually in advance with a first such payment due on the Commencement Date, without making any deduction from it or set off against it.
- 4.2. The Council may increase the Licence Fee, in accordance with the fees and charges set by the Council from time to time, upon giving the Licensees not less than one (1) month's written notice. The increased Licence Fee will be effective from the date set out in the notice. However, the Licence fee will not be increased more than once within a 12 month period.
- 4.3. If any moneys payable under this Licence remain unpaid for 7 days after the due date for payment, the Licensees will pay interest to the Council on any such amount at the Default Interest Rate calculated daily, and compounded monthly, from the due date for payment until the date of payment.

5. **PAYMENTS**

- 5.1. In addition to payment of the GST, the Licensee will pay any additional GST the Council may be required to pay as a result of the Licensee's failure to pay when required.
- 5.2. If there is any dispute about any amount owing under this Licence, the Licensees will pay the undisputed amount by the due date for payment. Any disputes will be dealt with through the dispute resolution provisions in clause 11.4.

6. LICENSEES OBLIGATIONS

The Licensees will:

- 6.1. comply with all applicable statutes, bylaws, policies, regulations, rules and requisitions and district and regional plan rules in relation to the use of the Licence Area;
- 6.2. obtain and maintain all permits and consents necessary for the making of any (permitted) Improvements and/or the carrying out of the Permitted Use;
- 6.3. keep the Licence Area in good repair and in a tidy condition and free from all rubbish to the reasonable satisfaction of the Council;
- 6.4. on request, attend an annual inspection of the Licence Area with an authorised Council officer, in order to monitor and discuss the Council's satisfaction with the performance of the Licensees obligations under this Licence;
- 6.5. permit any persons authorised by the Council, to enter upon the Licence Area at all reasonable times, (and immediately in the case of an emergency), for the purpose of, undertaking works, inspection and/or all other reasonable purposes;
- 6.6. comply with all reasonable instructions or requests from the Council in respect of the Licence Area and conduct themselves in a professional and appropriate manner to the satisfaction of the Council's Manager Transportation.

The Licensees *will not*:

- 6.7. use the Licence Area for any purpose other than the Permitted Use without the prior written consent of the Council;
- 6.8. use the Licence Area, or permit the Licence Area to be used, for any activity that is, or that may become, in the opinion of the Council, dangerous, offensive, noxious, noisy, illegal or immoral, or a nuisance or annoyance to the Council or to the owner or occupier of any neighbouring property;
- 6.9. place, leave, erect, construct, maintain or permit to be placed, left, erected, constructed or maintained on the Licence Area, any material or thing, whether mobile or immobile that the Council considers is likely to:
 - a. constitute a danger to people; or
 - b. obstruct access to adjoining properties;
- 6.10. interfere with, or permit persons using the Licence Area to interfere with the free passage of pedestrians/other road users on the road reserve adjacent to the Licence Area;
- 6.11. interfere with the maintenance of utility carrying needs of the Licence Area;
- 6.12. make any improvements or otherwise do anything to the Licence Area without first obtaining the prior written consent of the Council;
- 6.13. extend its occupation or activities beyond the Licence Area.

7. INDEMNITY AND LIABILITY

- 7.1. The Licensees indemnify the Council in respect of any claims, loss, damage or expense suffered or incurred by the Council of whatsoever nature arising directly or indirectly from the Licensees use of the Licence Area including in relation to the breach by the Licensees of any of its obligations under this Licence.
- 7.2. Without limiting clause 7.1, the Licensees will be liable for any damage caused to the footpath, road or Council Services in the vicinity of the Licence Area or any of the Council's property as a result of the Licensees use of the Licence Area; any such damage will be remedied by the Council at the cost of the Licensees, payable to the Council on demand.
- 7.3. The Licensees agree to use the Licence Area entirely at its own risk and the Council will not be liable for any damage occurring to the Licensees Land, Personal Property or Improvements arising from theft, fire, vandalism, natural causes or otherwise.

8. **SUSPENSION**

- 8.1. If any part of the Licence Area is required by the Council either permanently or temporarily for undertaking any works on, or in the vicinity of, the Licence Area or for any other reason determined by the Council, then this Licence may be temporarily suspended or terminated subject to prior written notice being given to the Licensees wherever practicable.

9. **TERMINATION**

- 9.1. Either party may terminate this Licence on giving one (1) month's notice in writing to the other.
- 9.2. The Council may, by the giving of written notice to the Licensees in accordance with the relevant provisions of the Property Law Act 2007, terminate this Licence if:
 - a. the Licence Fee has been in arrears for more than 10 working days; or
 - b. the Licensees breach any other term of this Licence.
- 9.3. The Council may terminate this Licence with immediately effect if the Licensees:
 - a. go bankrupt, into liquidation, receivership, administration, enter a compromise or other arrangement with creditors, or is otherwise insolvent; and/or
 - b. disposes of its interest in the Licensees Land; and/or
 - c. vacates the Licence Area for a period greater than four (4) weeks.
- 9.4. Termination of this Licence does not affect the rights or liabilities of the parties that have accrued prior to termination (including, without limitation, the liability to pay the Licence Fee).
- 9.5. No compensation will be payable by the Council to the Licensees on the termination or suspension of this Licence. However, if the Council terminates this Licence under clause 8.1 or clause 9.1, the Council will refund the proportion of the Licence Fee paid for each whole month remaining from the date of termination to the end period paid for.

10. **PERSONAL PROPERTY AND IMPROVEMENTS ON TERMINATION**

- 10.1. At the Expiry Date, or earlier termination, of this Licence, the Licensees must immediately remove all Personal Property and any Improvements from the Licence Area and reinstate the area. Any damage to the Licence Area caused by the removal of the Personal Property and Improvements will be remedied by the Council at the cost of the Licensees, payable to the Council on demand.

10.2. If the Licensees fail to comply with clause 10.1, the Council may remove the Licensees Property and any Improvements and repair any damage caused by that removal. In that case the Licensees must pay to the Council, on demand, all costs incurred by the Council in doing so.

11. **GENERAL**

11.1. **Council as land administering body:** The Licensees acknowledge that this Licence is entered into by the Council in its non-regulatory capacity. The Council will not be liable to the Licensees or any other party if, in its regulatory capacity, the Council declines or imposes conditions on any consent or permission that the Licensees or any other party seeks for any purposes associated with this Licence.

11.2. **Amendment:** No amendment to this Licence will be effective unless it is in writing and signed by both parties.

11.3. **Survival:** Any provision of this Licence which expressly or by implication is intended to come into or remain in force on or after termination will continue in full force and effect notwithstanding any such termination.

11.4. **Dispute resolution:** If any dispute arises between the parties relating to this Licence, unless agreed otherwise, the parties will attempt to resolve the dispute by informal dispute resolution techniques for at least 21 days from the day that a party receives written notice of the dispute from the other party. This clause does not prevent the parties from otherwise exercising their rights under this Licence.

11.5. **Costs:** The Licensees will pay all legal costs incidental to the preparation, and/or variation of this Licence and all legal costs incidental to the enforcement or attempted enforcement of the Council's rights and powers under this Licence.

11.6. **Notices:** Any notice required or authorised to be delivered under this Licence may be delivered in any manner mentioned in Part 7 of the Property Law Act 2007 to the contact details specified in Schedule 1.

SIGNED on behalf of
NEW PLYMOUTH DISTRICT COUNCIL by **RUI LEITAO, MANAGER TRANSPORTATION**

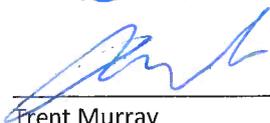


under delegated authority

SIGNED by **ASHLEIGH MURRAY** and **TRENT MURRAY**, of **12 NGAIO STREET**
as Licensees



Ashleigh Murray



Trent Murray



SCHEDULE 1

REFERENCE SCHEDULE

LICENCE AREA	That part of Ngaio Street adjacent to 12 Ngaio Street as outlined in the Area and Fees attached as Schedule 2 and as shown hatched in the Plan attached as Schedule 3.
COMMENCEMENT DATE:	19 th day of March 2019.
EXPIRY DATE:	18 th day of March 2024.
LICENCE FEE:	\$1.00 per annum (plus GST) if demanded.
DEFAULT INTEREST RATE:	Westpac New Zealand Limited's floating interest rate for businesses plus 5% calculated daily and compounded monthly.
PERMITTED USE:	Driveway, fence and orchard garden on road reserve.
SPECIAL TERMS:	<ol style="list-style-type: none">1. The Licensees will have the exclusive use of the Licence Area.2. The Licensees will ensure all vegetation planted or permitted to become established along any fence line within the Licence Area are well maintained, do not overhang adjacent properties and that the area is kept weed free.3. Any fence erected within the Licence Area must be erected on a line approved by the Council or its approved agent, and not outside of the existing fence and boundary lines identified in Schedule 3. If any fences in the licenced area are removed and/or reinstated please liaise with Council before commencing any work below ground level within the Licence Area.4. The Licensees must make adequate provision for Stormwater coming from the Licence Area, to the satisfaction of the Council, to ensure that it will not adversely impact on any adjoining or other properties.5. The Licensees will be liable for any damage caused to Council services within the Licence Area caused during or as a result of Licensees activity in the Licence Area.6. Subject to all detail contained in the Licence and Special Terms 3, 4 and 5 the portion of the driveway which runs through the Licence Area may be concreted.
COUNCIL'S CONTACT DETAILS:	Civic Centre, Liardet Street, New Plymouth
LICENSEE'S CONTACT DETAILS:	12 Ngaio Street, Inglewood

AM
Tom KK.

SCHEDULE 2

AREA and FEES

Licence ENC19/00215
Licensees Trent Murray, Ashleigh Murray
Physical location 12 Ngaio Street Inglewood
Property ID: 29004
Legal description: LOT 1 DP 13173

Valuation land value (\$) as at 1/7/2017 \$160,000.00

Land area within roll valuation assessment (m²) 1735.00 /m²

Dollar rate per square meter (\$/m²) \$92.22 /m²

Encroachment area

Area 1 300.30 m²

Total area (m²) 300.30 m²

Dollar rate of the encroachment area (\$) \$27,693.37

Percentage rate per annum 6.5%

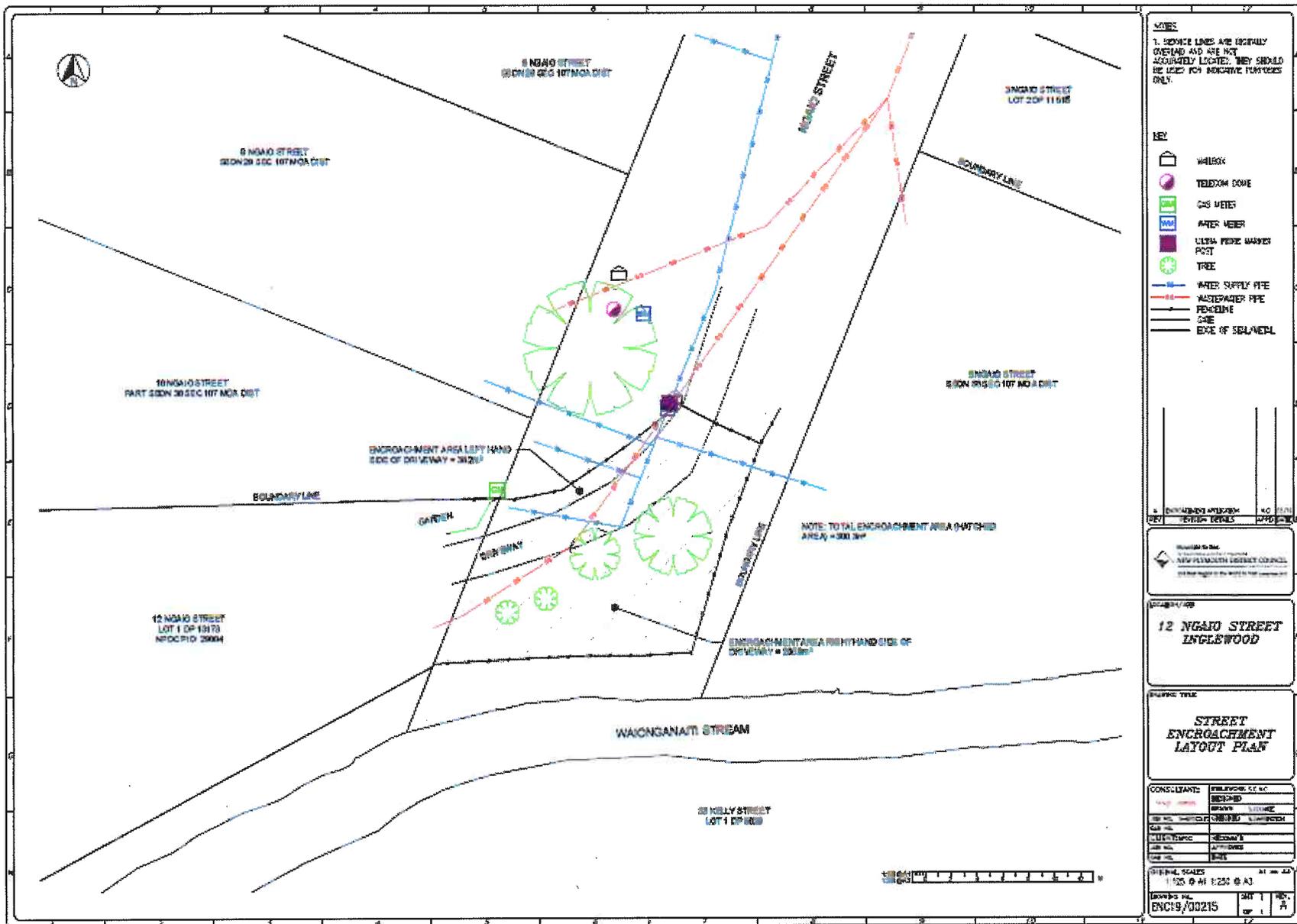
Sub total \$1,800.07

GST at 15% \$270.01

Encroachment value (Total) \$2,070.08

Annual fees \$1 if demanded

AM
KK
Tom



NOTES
 1. SERVICE LINES ARE USUALLY OVERLAP AND ARE NOT ACCURATELY LOCATED. THEY SHOULD BE USED FOR INDICATIVE PURPOSES ONLY.

- KEY**
- HOUSE
 - TELECOM DOME
 - GAS METER
 - WATER METER
 - ULTRA PURE WATER POST
 - TREE
 - WATER SUPPLY PIPE
 - WASTEWATER PIPE
 - FENCELINE
 - GNE
 - EDGE OF SEAL/WEAL

1. ENCROACHMENT AREA	NO. 1211
2. FENCE LINE	0.0000

Submitted to the
NEW PLYMOUTH DISTRICT COUNCIL
 215 Main Road in the CITY OF NEW PLYMOUTH

**12 NGAIO STREET
 INGLEWOOD**

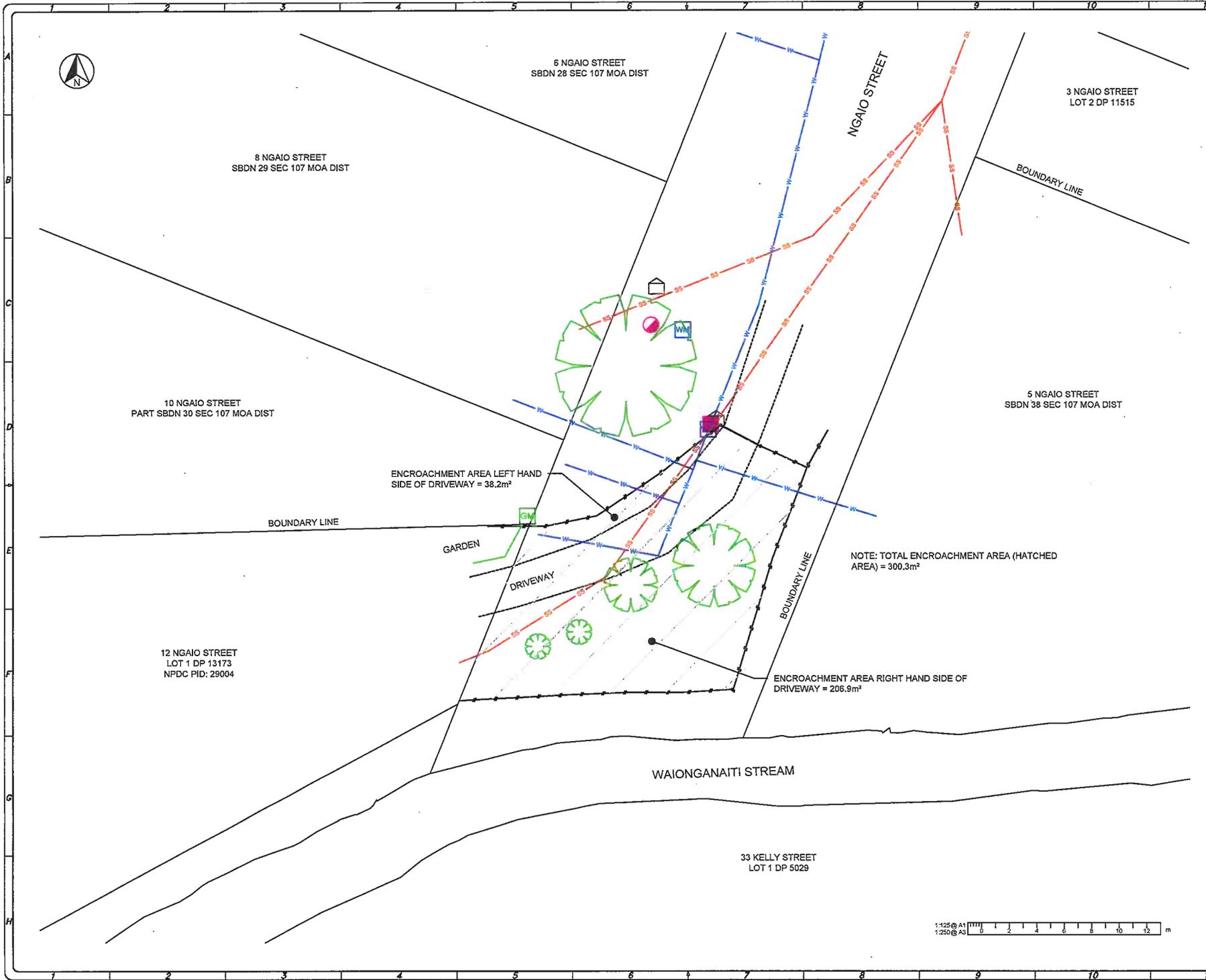
**STREET
 ENCROACHMENT
 LAYOUT PLAN**

CONSULTANT:	TELEPHONE: 05 832 2200
PROJECT:	DESIGNED:
DATE:	DRAWN:
CLIENT:	CHECKED:
DATE:	APPROVED:
DATE:	DATE:

GRAPHIC SCALE: 1:250 @ A4 1:250 @ A3
 Drawing No. ENC19/00215 SHEET 1 OF 1

**SCHEDULE 3
 PLAN**

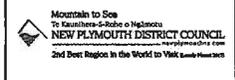
*Tom KRC
 ANN*



NOTES
 1. SERVICE LINES ARE DIGITALLY OVERLAID AND ARE NOT ACCURATELY LOCATED. THEY SHOULD BE USED FOR INDICATIVE PURPOSES ONLY.

- KEY**
- MAILBOX
 - TELECOM DOME
 - GAS METER
 - WATER METER
 - ULTRA FIBRE MARKER POST
 - TREE
 - WATER SUPPLY PIPE
 - WASTEWATER PIPE
 - FENCELINE
 - GATE
 - EDGE OF SEAL/METAL

A	ENCROACHMENT APPLICATION	N.C	03/19
REV	REVISION DETAILS	APPD	DATE



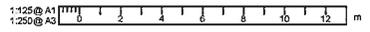
LOCATION/JOB
**12 NGAIO STREET
 INGLEWOOD**

DRAWING TITLE
**STREET
 ENCROACHMENT
 LAYOUT PLAN**

CONSULTANT:	FIELDWORK S.C. INC.
DESIGNED:	WFP OPUS
DRAWN:	S.COOMBE
CHECKED:	M.CARRINGTON
CLIENT:	NPDC
RECOMM'D:	
APPROVED:	
DATE:	

ORIGINAL SCALES: 1:125 @ A1, 1:250 @ A3
 DRAWING No. ENC19/00215
 SHIT 1 OF 1
 REV. A

Tom AMK



MAP KEY

NOTES

ENVIRONMENT AREAS

Residential	 Res.A-C
Rural	
Business	 Bus.A-D
Industrial	 Ind.A-F
Open Space	 O/S A-C, O/S Port Taranaki

All public roads, including state highways, have the same zoning as adjoining sites. Where a road has different environment areas on either side, each side of the road takes on the zoning of the adjoining site with the centre line of the road

OVERLAYS

Future Urban Development	 FUD
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Designations

Govt. Departments, Network Utilities and Local Authorities All Public Roads (including State Highways)	 L123
Proposed Road Widening	 L71

Refer to Appendix 4 - Schedule of Designations and to section 3 of these maps for detail of proposed road widening and service lanes.

All public roads and state highways are designated.

Hazards

Coastal	 H1
Flood Detention Areas & Spillways	 H2a
Ponding Areas	 H2b
Flood Plain	 H2c
Volcanic	 H3 or  H3

Where the area affected by a hazard is large a border only has been utilised to improve map clarity.

Fault Line	
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Fault Line (Approximate)	
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Airport Flight Path Surface	
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Refer to Appendix 11 - New Plymouth Airport Flight Surfaces and section 3 of these maps for more detail. Airport Flight Path Surface is divided into four zones.

Urban Viewshafts	
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Refer to section 3 of these maps for full details of the urban viewshafts. Urban viewshafts are divided into sections, denoted on the maps as 1, 2 or 3.

Coastal Policy Area	
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Priority Water Bodies	
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Refer to Appendix 18.

Significant Coastal Areas	
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Refer to Appendix 20.

Significant Natural Areas	
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Refer to Appendix 21.

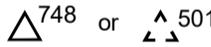
Preferred Esplanade Reserves & Strips	
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Refer to Appendix 17.

Outstanding Landscape	
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Regionally Significant Landscapes	
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NP Entrance Corridors	
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Waahi Taonga/Sites of Significance to Maori & Archaeological Sites (Extent shown in orange)	
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Refer to Appendix 26. Location and extent of waahi taonga/Sites of Significance to Maori and archaeological sites is indicative only. Broken triangles represent silent files which are accurate to parcel only.

Heritage Buildings & Items	
----------------------------	---

Refer to Appendix 8.

Notable Trees	
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Refer to Appendix 13.

Where a symbol has a shadow line, this indicates a group of notable trees is located on the site.

Defined Retail Frontage	
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High Voltage Electricity Transmission Lines (766kV)	
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Energy Pipelines	
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Noise Control Boundaries	
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Refer to Appendix 12. Port Taranaki Noise Control Boundaries: Planning Maps C21,C22,C23,D22. Airport Noise Control Boundaries: Planning Maps C5,D5,A30,A31.

Indicative Collector Road	
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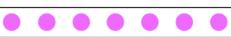
Indicative Local Road	
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Indicative Pedestrian Route/Link	
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OTHER

State Highway Limited Access Road	
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Refer to Appendix 23 Part A.

State Highway	
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Arterial Road	
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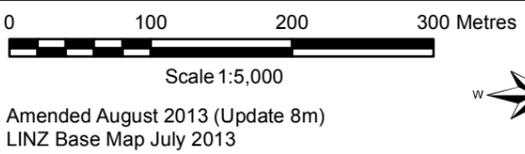
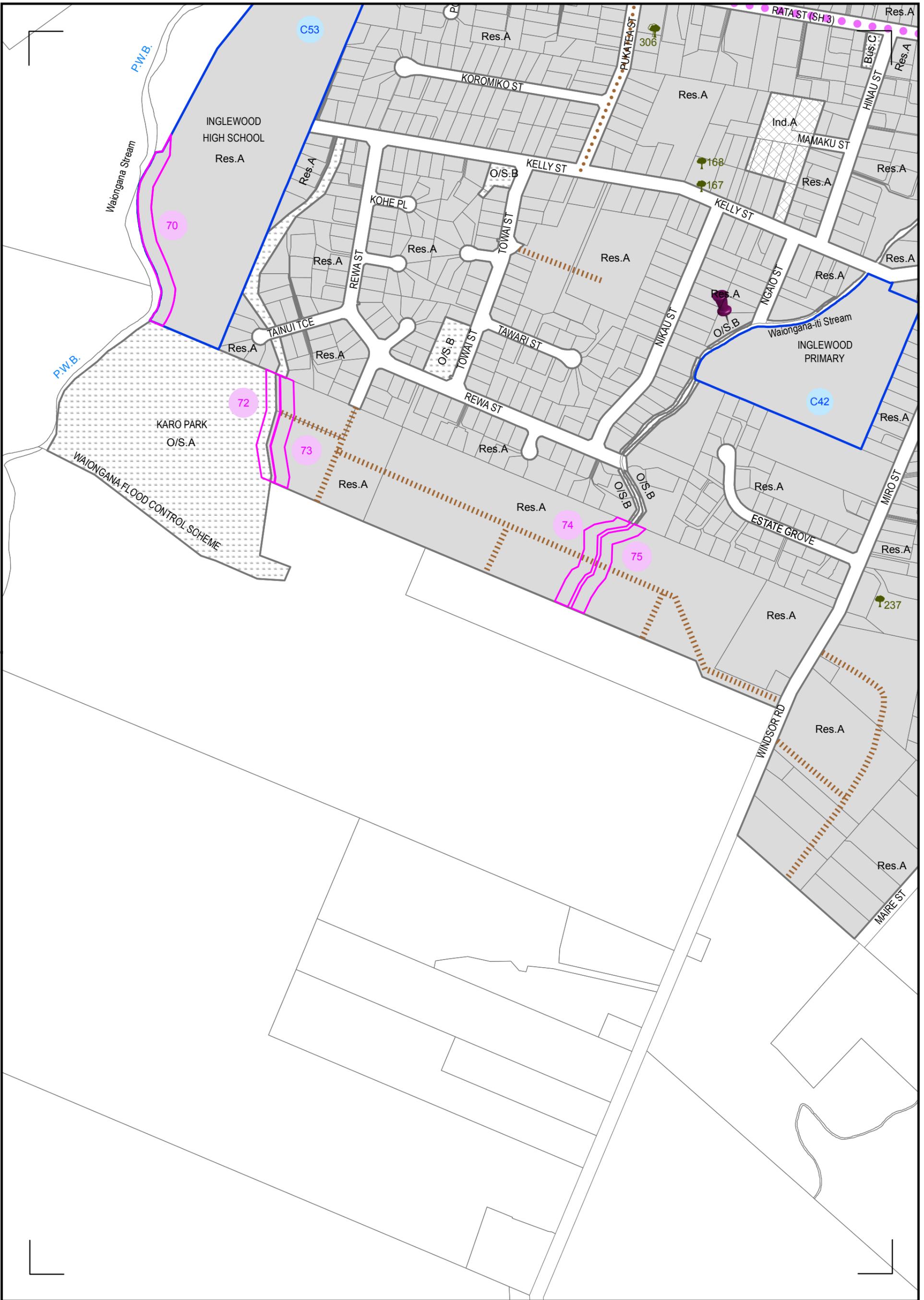
Collector Road	
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Local Road	
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District Boundary	
-------------------	---

Indicative Rivers	
-------------------	---

Structure Plan Area	
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DISCRETIONARY INFORMATION

This information is in addition to that is mandatory under Section 44A(2) of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

Property's proximity to Inglewood Primary School

The above activity is not residential in character. Non residential activities can have associated adverse effects.

Council's and other agencies administer controls designed to maintain a specific level of environmental and public safety. However the remaining level of adverse effect may have some impact on the living environment.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **TNF1/604**
Land Registration District **Taranaki**
Date Issued 02 July 1980

Prior References

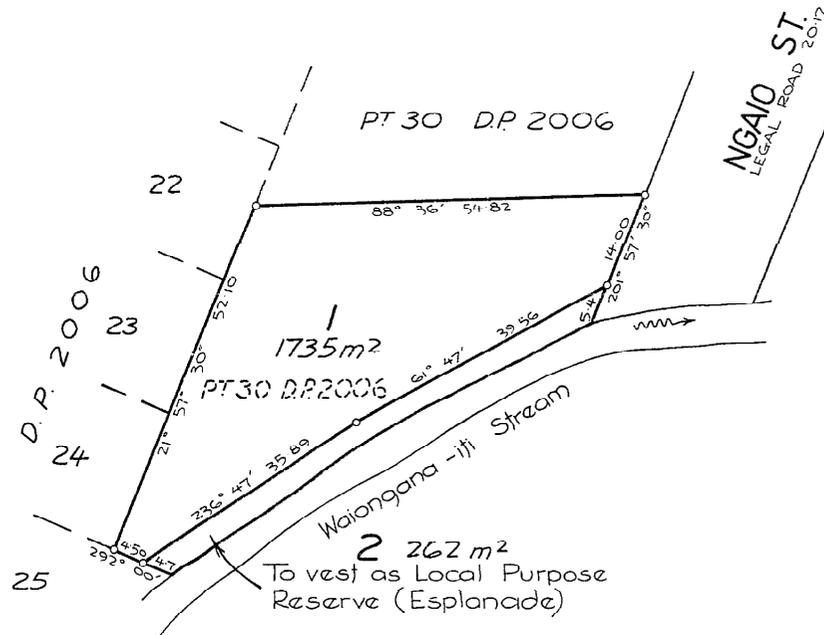
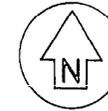
TN169/40

Estate Fee Simple
Area 1735 square metres more or less
Legal Description Lot 1 Deposited Plan 13173

Registered Owners

Trent Grant James Murray and Ashleigh Michelle Murray

Interests



697250 N

697200 N

2973.50 E

2974.00 E

Approvals

Registered Proprietors

PURSUANT TO A RESOLUTION OF THE INGLEWOOD BOROUGH COUNCIL PASSED ON THE DAY OF FEBRUARY 1980, APPROVING UNDER SEC. 305 OF THE LOCAL GOVERNMENT ACT 1974, THIS PLAN OF SUBDIVISION, AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME

THE COMMON SEAL OF THE INGLEWOOD BOROUGH COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

MAYOR

BOROUGH CLERK.

PURSUANT TO SEC. 306(1)(F)(i) OF THE LOCAL GOVERNMENT ACT 1974, I DO HEREBY CERTIFY THAT ALL THE CONDITIONS SHOWN ON OR REFERRED TO ON THE SCHEME PLAN OF THE WITHIN SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE INGLEWOOD BOROUGH COUNCIL.

DATED AT INGLEWOOD THIS DAY OF FEBRUARY 1980.

BOROUGH CLERK.

Total Area 1997m²

Comprised in CT 169/40 PT

I, Colin Peter Forbes McKinlay of New Plymouth Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at New Plymouth this 20 day of February 1980 Signature [Signature]

Field Book 1609 p. 58-59 Traverse Book 167 p. 59
Reference Plans

Examined [Signature] Correct [Signature]

Approved as to Survey

24 / 4 / 80 [Signature]
Deputy Chief Surveyor

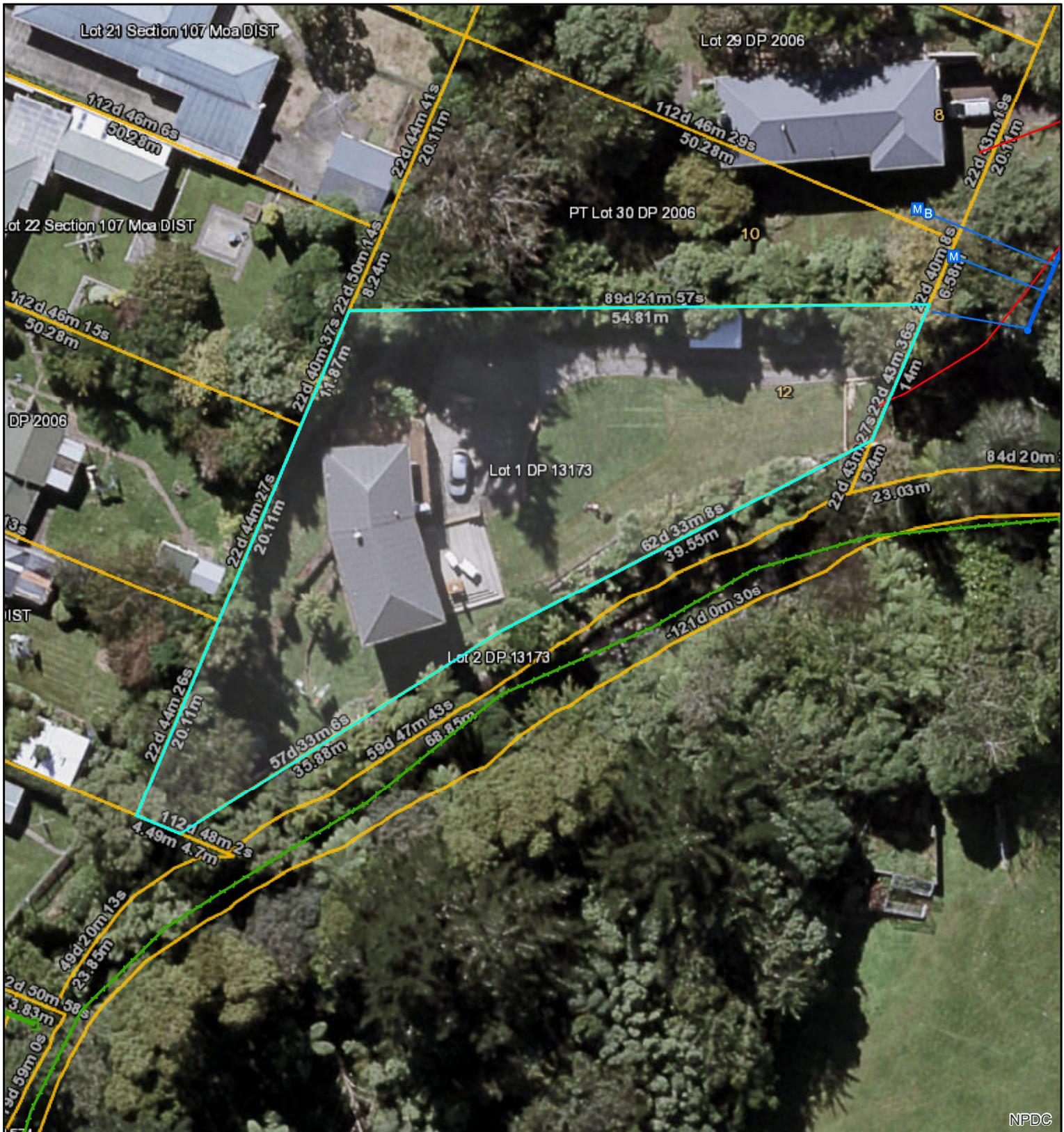
Deposited this 2nd day of July 1980 [Signature]
District Land Registrar

File Received 86 25 360 2
Instructions DP 13173

LAND DISTRICT TARANAKI
SURVEY BLK. & DIST. IV Egmont S. 12
NZMS 261 SHEET NO. Q19

LOTS 1 & 2, BEING
PT. LOT 30 D.P. 2006

LOCAL AUTHORITY Inglewood Borough
Surveyed by Saxton Christie & McKinlay
Scale 1:500 Date Nov 1979



NPDC

Natural Source	Manhole	Backflow	Outlet	Trunk	Misc Polygon	Yellow = Privately Owned Grey = Out of Service/Closed
Treatment Plant	Alert Valve	Meter	Soakhole	Rise	Proposed Bund and Ponding Areas	
Pumpstation	Air Valve	Restricted Flow	End Point	Main	Storm Water Mgmt Plan	Stormwater
Storage Unit	Non-Return Valve	Wellup	Node	Lateral		Water Supply
Hydrant	Standard Valve	Inlet	Misc Point	Open Drain		Waste Water
	Manifold Valve			Stream		
				Overland Flow Path		

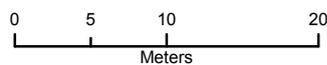
12 Ngaio Street

HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000

MAP PROJECTION
 New Zealand Transverse Mercator

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



Date: 22/07/2019

