

Tauranga District Council

Inspector: M
Receipt No. ~~1579~~ 4394

File No. _____

P650-17-1 ~~P501221~~
Date Permit Issued 13 / 7 / 90

OWNER

Name Pilkington Developments

Mailing Address 169a Oceanbeach Rd.
Mt Maunganui
moko 5th flr

BUILDER

Name Same as Owner.

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED 6743-595

SITE

Street No. 17 B

Street Name Bayfair Drive

Town/District Mt Maunganui

Riding Tauranga.

LEGAL DESCRIPTION

Valuation Roll No. Part 6743/1

Lot 90 D.P. 55417

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect 1 Dwelling (Opp old site office position)

FLOOR AREA DWELLING UNITS

Whole Sq. Metres 181.8 Number Erected 1

ESTIMATED VALUES

Building	79,000.00
Plumbing	5,000.00
Drainage	1,000.00
G.S.T.	
TOTAL	85,000.00

NATURE OF PERMIT (TICK BOX)

☒ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____		\$ _____
Building Research Levy ..	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ <u>5000.00</u>		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ _____

Receipt No. 449993

Date of Payment 9 / 7 / 90

Authorised Officer [Signature]

Special Conditions: _____

COMPLY WITH THE
ENDORSEMENTS ON
THE APPROVED PLAN.

Date Inspected 17-7-90

REMARKS (e.g. stage reached with work)
Remove all rebar in R/H rear corner before pouring 1st steel

Date Inspected

19-7-90 Blks to under Slabs 1 block at
1 D.m. had on to go
13-8-90 Do not line ceiling until recheck with
meter requested.
17-8-90. Ceilings to be left one more week before
lining.
3-7-91. Final notice sent.

FINAL INSPECTION
NOT REQUESTED

Signed

2/ 8/ 91
J. Janner

PLUMBING and DRAINAGE INSPECTION RECORD.

LOCATION OF WORK:

Street: Bayfair Drive
 House No: 17 Lot No: 90
 DP: 55417 Val. No: Pt. 6743/1

OWNERS NAME:

Address: Pilkington Deo.
169A Oceanbch. Rd.
Mt. M
 Phone: 759198

USE OF BUILDING:

Domestic: 1st unit
 Commercial:

B.F. No: P.650-17-1

Plumbing permit No:

Drainage permit No:

PLUMBER: T. Hurdle

Address: 49 Farm St.
M. M.
 Phone: 756016

DRAINLAYER: P. Dyveston

Address: Box 5199
M. M.
 Phone: 756742

SPECIFICATION OF PLUMBING WORK TO BE CARRIED OUT:

	W.C.	BATH	SHWR.	WHB.	SINK	TUB	HWC.	URINAL	SLD. FUEL HEATER	OTHER
INSTALL	2	1	2	2	1	1	1	—	—	—
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.~~ ✓ to soak holes

PERMIT ENDORSEMENTS: _____

ISSUE OF PERMITS APPROVED BY: [Signature] (P+D OFFICER).
 DATE OF APPROVAL: 20/6/90

SEWER CONNECTION DETAILS:

SEWER CONNECTION COMPLETED

..... [Signature] P.&D. Officer

..... 24/8/90 Date

Commercial — Domestic

No. of Fittings. W/C

Urinals



Name C Pilkington Reference No 2718
Address _____ P650 17-1
Legal Description LOT 90
Account No _____
Book No _____
Sequence No 643 00488
1. Valuation No _____
2. Date of Entry _____ 3. Credit Status _____ 4. Billing Freq. BA
5. Meter No 55 3363 Start Reading 0000
1. Serial No 55 3363
2. Sequence No _____
3. Meter Address 17 Bayfair Drive.
4. Meter Type M
6. Tar. S# Code 1
7. No of Digits 4
8. Location of Meter 17 Bayfair Drive 6M LHB
10. Installation Date 16.8.90

CONTRACT SPECIFICATION

FOR PICKINGTON DEVELOPMENTS.

AT LOT 90 BAY FAIR DRIVE

CONTRACTOR ABOVE

PRELIMINARY AND GENERAL

This specification covers work done and materials supplied by the contractor. The word 'contractor' shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of the specification and may detail particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX: The words 'provide' and 'fix' shall be construed to mean 'provide' and 'fix' where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

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.

SURPLUS SPOIL: The disposal of any surplus from excavations of foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate materials are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

PRICE FLUCTUATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETE

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney or precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:-

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130 mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations. Alternatively wall may be of 200mm concrete block with steel reinforcing tied into footings.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcements, and back filling shall be subject to an extra charge.

PORCH FLOORS: Where specified in concrete, to be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

CONCRETE FLOORS: Minimum thickness 100mm reinforced with steel mesh and 6mm starters from concrete footings. Footings: minimum size 300mm x 250mm with 3-12mm rods and 6mm stirrups at 600 crs.

CARPENTER & JOINER

All materials are to be laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-Laws in every respect.

		GRADE	REMARKS
Jack Studs	100x75 P.G.	Treated Radiata or B.A.Ilt Rimu	Generally 1400mm centres
Stringers	100x100 P.G.		Centres as required
Foundation Bracing	100x50 P.G.		
Jack Framing (Fibrolite Bases)	100x50 P.G.		
Floor Joists	150x50 P.G.		
	200x50 P.G.		
	225x50 P.G.	Douglas Fir	Approx. 600mm centres maximum
	250x50 P.G.		When Required
Herringbone Bracing	300x50 P.G.		
Top and Bottom Plates (Exterior)	50x50 P.G.		
Top Plate (Exterior) additional for Truss Roof	100x50 P.G.	B.A.O.B.	when span exceeds 2400mm
Top and Bottom Plates (Interior Bearing)	150x40 P.G.		
Top and Bottom Plates (Non Bearing)	100x50 P.G.		
Studs (Non Bearing)	50x50 75x50 or 100x50 P.G.		
Studs, External and Internal (Bearing)	75x50 or 100x50 P.G.		
Window Trimmers, Top	100x50 P.G.	Douglas Fir	600mm centres
Window Trimmers, Bottom	200x50 P.G.		400mm or with additional top plate at 600mm
Window Stretchers	100x50 P.G.		
Window Jacks	100x50 P.G.		
Ceiling Joists	100x50 P.G.		When required
Ceiling Runners	200x25 R.S.		
	100x50 P.G.		
Ceiling Ribbons or Strapping	50x25 75x40 or 75x25 P.G.		450mm centres
Rafters (Iron Roof)	100x50 P.G.		Nailed together
Rafters (Metal Tiled Roof)	100x50 P.G.		
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.		When required
Struts (Roof)	100x50 P.G.		900mm centres
Under Purlins (Concrete Tile Roof)	100x75 P.G.		900mm centres
Under Purlins (Metal Roof)	100x50 P.G.		450mm centres
Collar Ties	150x25 R.S.		
Trusses	100x50		
Ridges and Flips	200x25 R.S.	Treated Radiata or B.A.Ilt Rimu or Douglas Fir	900mm centres
Valley Rafters	150x50 P.G.		
Valley Boards	150x25 R.S.		
Purlins	75x50 R.S.		
Dwangs (Nogging)	100x50 or 75x50 P.G.		800mm centres maximum
Braces	75x50 or 100x50 P.G.		
Fascia and Frieze Board	150x25, 200x25 or 225x25		Alternatively approved purpose made
Internal Door Jambs	25	O.B. Rimu or Finishing Grade Radiata	
Internal Door Stops	12		
Architraves	50x12		
Skirting	50x12		
Sill Boards	25		
Window and Door Jambs	150x40	D.A.II. Rimu or Treated D.O.B. Native Timber or Cedar or Treated Radiata	
Window Sills	130x50		
Door Sills	200x60		
Window Mullions	100x75		
Window Sashes	100x50 & 60x50		

To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata
 Exterior Finishing work not specifically mentioned to be D.A.II. Rimu or approved Treated Timber.

- JACK STUDS:** Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.
- STRINGERS:** To be 100mm x 100mm spaced at approx. 2400mm centres. All joints to be butted and joined with two 2NW or similar approved nail plates to each joint.
- FLOOR JOISTS:** To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.
- PLATES:** All to be straight and true, joins and intersections to be secured with purpose made nail plates.
- STUDS:** To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.
- TRIMMERS:** All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm openings over 2200mm to have two 100mm x 50mm spiked together.
- BRACES:** To comply with NZS 3604 and its amendments.
- ROOF:** Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-ourlines at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. Roof bracing to NZS 3604 1978 and its amendments.
- BASE SHEATHING:** Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.
- VENTILATION:** Provide purpose made vents at appropriate centres and not more than 750mm from any angle.
- EAVES:** Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.
- EXTERIOR SHEATHING:** Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.
- FLOORING:** To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.
- NOGGING:** Nogging to exterior and interior walls shall be to S.A.N.Z.
- CEILING FRAMING:** Where truss roof construction with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 40mm strapping at 400mm centres, generally.
- CEILINGS:** Ceiling to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with splayed or half round batten or purpose made jointer. Alternative linings as shown on the addendum.
- ORNICES:** Provide wooden scotia moulding to all ceilings.
- LININGS:** All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.
- WARDROBES:** To be lined and ceiled and to have 300mm full length hat shelving. Provide hanger rod.
- LINEN CUPBOARD:** To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.
- KITCHEN CUPBOARDS:** Fix units as shown on plan.
- HOT WATER CUPBOARD:** Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.
- ALUMINIUM JOINERY:** Fixed according to manufacturers specification.
- WOODEN JOINERY:** All exterior door and window frames and sills to be as mentioned in schedule and to be grooved throated and constructed in a proper manner and joints primed before assembly. Sashes to be top opening hung on friction stavs and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.
- DOORS:** Interior (main) 1980mm x 760mm hollow flush type W.C. bathroom 1980 x 660mm hollow flush type Wardrobes etc. 1980mm x 660mm hollow flush type interior doors to be hung in 25mm jambs with 12mm planted stops. Alternatively door jambs and window jambs may be grooved for wallboard sheets in which case architraves will not be required. Exterior front 1980mm x 810mm two light obscure glazed. Exterior rear 1980mm x 810mm two or three light obscure glazed. Exterior laundry 1980mm x 760mm two or three light obscure glazed. Fit interior main doors with latch sets. Fit W.C. and bathroom doors with snub sets. Fit wardrobe and linen doors with half sets. Fit front door with night latch and handle. Fit rear door and exterior laundry door with lock set.
- FINISHING:** Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 50mm fitting to all walls.
- MANHOLE:** Provide an opening in ceiling and provide cover of same material as ceiling.
- LAUNDRY:** Provide single 560mm x 450mm stainless steel tub and brackets.
- FIRE SURROUND:** If plan or addendum specifies a chimney provide a fire surround to owner's requirements and allow a provisional sum of \$
- SINK TOP:** To be stainless steel, or Formica if specified.

PAINTER & PAPERHANGER

MATERIALS: All materials to be sued according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as selected.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

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

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer or similar. All finishing timber trim to be given a coat of white primer then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. Woodwork to be sanded between coats.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively two coats of acrylic. Finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The hot water cylinder cupboard is unpainted.

COLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER: Walls of other than service rooms to be wallpapered. Wallpaper cost per roll to average \$ as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sealer.

PLUMBER

FLASHING: Flash all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: Galvanised Iron. All laps to be primed. Where required by Local Authority or leading institution fix under roofing tightly stretched netting and on top of this lay building paper. Valleys to be 0.60mm Galvanised Iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER: Lay water from supply through galvanised P.V.C. or copper piping, fitted with all necessary fittings to points over basin, sink, W.C., tub, bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and tub.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets or standard pattern vanity where shown on plan. Provide any other plumbing fittings as shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. or copper traps and P.V.C. or copper wastes. All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be chromium plated streamlined bib and pillar cocks indicated 'Hot' and 'Cold' respectively. Stop cocks to be brass. Install one brass hose tap.

TOILET: To be provided complete with white earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority with sound socket joints to be laid to a fall and even fall.

All joints to be earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS 23.

POWER: Provide and fix a total 16 power points where directed and make connections to hot water cylinder and stove.

STOVE: Allow the provisional sum as shown on addendum for supply of electric stove and fix where shown.

ADDENDUM

Plans and specifications approved subject to all work being carried out in accordance with the Borough By-laws and Town Planning ordinances.

SHEET A

(CIRCLE whichever is applicable)

NAME: PILKINGTON

STOREY:

☒ Single or top

Lower of two or middle of three

Lower of three

WIND AREA:

High / Medium / ☒ Low

STOREY HEIGHT = 2.4 m

Building Inspector

Date

SITE ADDRESS: LOT 313
 IMPORTANT - REASONABLE NOTICE MUST BE GIVEN TO THE INSPECTOR'S OFFICE BEFORE POURING CONCRETE FOUNDATIONS - BOND BEAMS - SUSPENDED TERRACE SLABS - CONCRETE FLOORS.

BOROUGH ROAD

Mt MAUNGANUI

1)

FOR EARTHQUAKE

Roof weight : light / ☒ heavy

Average roof slope : 20 °

E = 3 B.U.'s/m²

Earthquake Zone: A / ☒ B / C

2)

WIND along the building (W1)

Average roof height : 2.0 m

Greatest roof slope : 20 °

w1 wall = 9 B.U.'s/m

w1 roof = 14 B.U.'s/m

ALONG

W1 total = 23 B.U.'s/m

3)

WIND across the building (W2)

Average roof height : 2.0 m

Greatest roof slope : 20 °

w2 wall = 9 B.U.'s/m

w2 roof = 14 B.U.'s/m

ACROSS

W2 total = 23 B.U.'s/m

ROOF or BUILDING LENGTH

BL = 20.6 m

ROOF or BUILDING WIDTH

BW = 11.9 m

GROSS ROOF or BUILDING PLAN AREA

GPA = 209 m²

EARTHQUAKE: LOAD (ALONG and ACROSS)

E x GPA = 3 x 209 = 627 B.U.'s

WIND: LOAD ALONG

W1 x BW = 23 x 11.9 = 273.7 B.U.'s

WIND: LOAD ACROSS

W2 x BL = 23 x 20.6 = 473 B.U.'s

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A	206	1	1	42	3.0	126
			3	1	42	2.0	84
	B	70	1	TRW	72	1.2	72
			2	TRW	72	1.2	72
			3	TRW	72	1.2	72
	C	205.2	1	10	83	.9	74.7
			2	10	83	.8	66.4
			3	10	83	.8	66.4
	D	56	1	10	83	1.2	99.6
	E						
627			TOTAL		733.1		

ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	119	1	10	83	.9	74.7
			2	1	42	2.0	84
	N	119	1	2	62	2.0	124
	P	70	1	2	62	1.7	105.4
			2	2	62	1.7	105.4
	O	102	1	2	62	2.0	124
	Q	92	1	1	42	1.7	71.4
			2	1	42	1.7	71.4
627			TOTAL		760.3		

AURANGA DISTRICT COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

1591

PLAN No. Mt.M.

RECEIPT No. 449993

APPLICATION No.

RATING AREA No.

Mr. P. Dyverston Plumber
Address P.O. Box 1999 Drainlayer
Mt. Maunganui

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

OWNED BY: Pilkington Developments

AND SITUATED IN HOUSE No. 17 Bayfair Drive Mt Maunganui

DESCRIBED AS LOT No. 90 D.P. 55417

Street
Road
Avenue
Place

N.B. THE PINK COPY TO BE RETURNED TO INSPECTORS DEPARTMENT ON COMPLETION.

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

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

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

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Cross out whichever is not applicable.

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

VALUES

FEE

PLUMBING:	Price	\$	Labour	\$	\$
DRAINAGE:	Price	\$ <u>1000.00</u>	Labour	\$ <u>500.00</u>	\$ <u>72.00</u>
TOTALS	\$	<u>1000.00</u>	\$	<u>500.00</u>	\$ <u>72.00</u>

Dated this day of 19.....

PLUMBER
DRAINLAYER SIGNATURES:

for DISTRICT ENGINEER

Date: 13.7.90

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated: Signature: Pal

I hereby certify that the work has been examined and found satisfactory.

Dated: Inspector

All work to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978 and shall be completed on or before

13/1/1991

TAURANGA DISTRICT COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

P650-17-1

1590

Mr T. Hurdle Plumber
Address 49 Farm Street Drainlayer
Mt Maunganui

PLAN No. MHM.
RECEIPT No. 449993
APPLICATION No.
RATING AREA No.

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

OWNED BY: Pilkington Developments
AND SITUATED IN HOUSE No. 17 Bayfair Drive Mt Maunganui
DESCRIBED AS LOT No. D.P.

Street
Road
Avenue
Place

N.B. THE PINK COPY TO BE RETURNED TO INSPECTORS DEPARTMENT ON COMPLETION.

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:											
	W.C.'s	BATHS	SHWRS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	2	1	2	2	1	1				2	Yes
RENEW											
SHIFT											

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

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Cross out whichever is not applicable.

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

VALUES				FEE	
PLUMBING:	Price	\$ 5000.00	Labour	\$ 1700.00	\$ 189.00
DRAINAGE:	Price	\$	Labour	\$	\$
TOTALS	\$	5000.00	\$	1700.00	\$ 189.00

Dated this day of 19

PLUMBER SIGNATURES:
DRAINLAYER

for DISTRICT ENGINEER

Date: 13-7-90

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated: 20-9-90 Signature: T. Hurdle

I hereby certify that the work has been examined and found satisfactory.

Dated: 20-9-90 Inspector: B. Fisher

All work to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978 and shall be completed on or before

13/1/1991

SERVICES REQUIRED

1. Construct Vehicle Crossing

Construct standard residential crossing ☒

Construct non-standard residential crossing ☐

2. Water Connection

Provide standard residential 20mm diam connection ☒

Provide non-standard connection ☐

3. Sewer Connection

Provide a non-standard sewer connection ☐

4. Stormwater Connection

Provide standard residential 100mm diam connection ☐

Provide non-standard or commercial connection ☐

If Non-Standard
Please State
Size Required

FOR OFFICE USE ONLY

Approved

Code

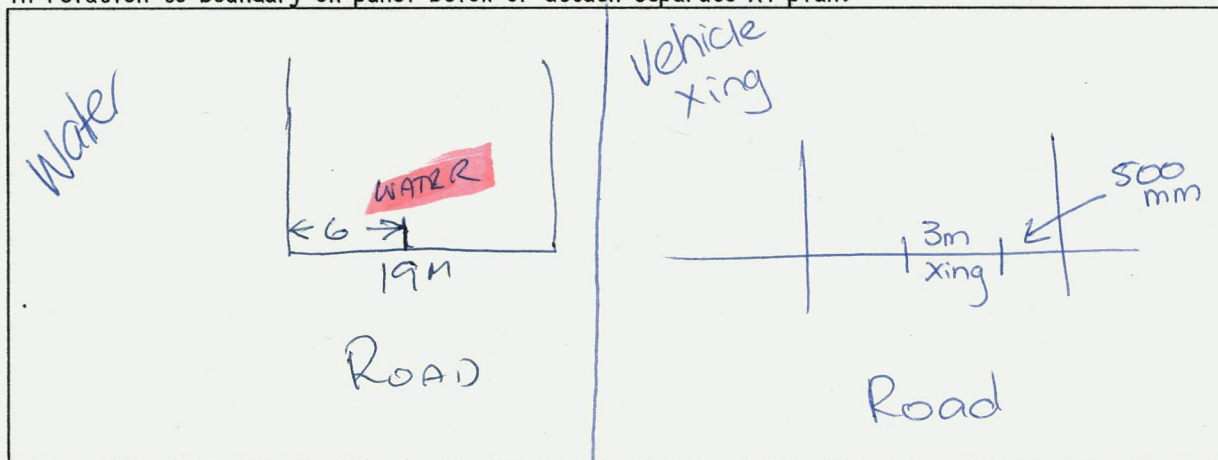
Price

Not charged

270-

TOTAL \$

5. Please show details of where crossing or connection is to be located in relation to boundary on panel below or attach separate A4 plan:



FOR DEMOLITION OF BUILDINGS:

Please state services to be disconnected

☐ Water

☐ Sewer

☐ Stormwater (where connected to services)

FOR OFFICE USE
PRICE

TOTAL \$

For disconnection of power please approach the appropriate local power supply authority.

Applicant:

Name: C Pilkington

Address: 169A Ocean beach Rd

mt m.

Phone: 759198

Services Required By: 1 / 1

Signed: [Signature]
(Applicant)

10/6/90
(Date)

rec 449993
9-7-90

17 Bayfair Drive 2718

AD

16/8/90

553363

140

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION

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

		CHECK	
		Yours	Office
1.	2 SETS OF SPECIFICATIONS	☐	☐
2.	2 FULL SITE PLANS : SCALE 1:100 SHOWING:	☐	☐
	(a) Position of the building(s) in relation to the <u>boundaries</u> of the full site and existing building(s) located on the site.	☐	☐
	Note: Both existing and proposed buildings are to be <u>clearly</u> 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.	☐	☐
	(d) Off street parking, loading, access and manoeuvring areas.	☐	☐
3.	2 SETS OF CONSTRUCTIONAL DRAWINGS: SCALE 1:100 or 1:50 SHOWING:	☐	☐
	(a) Elevations (site levels relative to floor levels)	☐	☐
	(b) Sectional elevations	☐	☐
	(c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. BUT for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.	☐	☐
	(d) Foundation details.	☐	☐
	(e) Structural details, showing engineering calculations where required.	☐	☐
	(f) Bracing calculations (3604)	☐	☐
4.	(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) 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.	SOLID FUEL HEATERS	☐	☐
	(a) Manufactuerers installation specifications.	☐	☐

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

TAURANGA DISTRICT COUNCIL

APPLICATION FOR
PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORKB.F. No
Received
Permit No
Receipt No
Date

PLUMBER:

Name: T. HURDLEAddress: 49 FARM ST. MTRegistration No 3717 Phone 756016

Name of Person for whom work is to be carried out:

Name: PILKINGTON DEVELOPMENTS

OWNER:

Postal Address: 169A Oceanhead Rd.Phone No. 759198MT Maungarua

DRAINLAYER:

Name: P. DUDERSTONAddress: Box 5199 Mt MRegistration No 11614 Phone 756742LOCATION Lot No 90 DP 55417House No BAY FAIR DRIVE Road Street Avenue

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

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	SHWRS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	<u>2</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>				<u>2</u>	<u>YES</u>
RENEW											
SHIFT											

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

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Cross out whichever is not applicable.

- X 1. ~~Construct new drain together with septic tank and effluent disposal system.~~
 2. ~~Construct new drain and connect to sewer or other approved outfall.~~
 3. ~~Construct Stormwater Drains.~~
 4. ~~Repair Drain.~~
 5. ~~Extend Drain.~~
 6. ~~Re-direct Drains.~~

	VALUES		FEE
PLUMBING:	Price \$ <u>5000-00</u>	Labour Value \$ <u>1700</u>	\$ <u>189.00</u>
DRAINAGE:	Price \$ <u>8000-00</u>	Labour Value \$ <u>500</u>	\$ <u>72.00</u>
TOTALS:	\$ <u>4500-00</u>	\$ <u>1000</u>	\$ <u>261.00</u>

Dated this 10 day of JUNE 1990PLUMBER
DRAINLAYERSIGNATURES: Pilkington

NOTE: Any questions as to the estimated value of the work shall be determined in his discretion by the Engineer and his determination shall be final (D. & P. Regs 1978, Clause 87(7)).

COMPLETION OF WORK TO BE NOTIFIED AT LEAST 24 HOURS BEFORE AN INSPECTION OR TEST IS REQUIRED.

ISSUE OF PERMIT APPROVED

A. Glen
Building Officer

NOTES:

PERMIT ENDORSEMENTS

TAURANGA
DISTRICT COUNCILPRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (075) 782-079

PLUMBING, DRAINAGE AND WATER SERVICE BLOCK PLAN IS TO BE DRAWN PER THE DETAILS LISTED BELOW AND IN METRIC DIMENSIONS TO A SCALE OF 1:100

SEPARATE AND DISTINCT FROM ALL SITE AND STRUCTURAL PLANS

<u>FOR NEW BUILDINGS AND ADDITIONS NOT INVOLVING ALTERATIONS</u>	<u>Bylaw Reference</u>
<u>2 Plumbing and Drainage Plans: Scale 1:100 Showing:</u>	2.5.4
a. All sanitary fittings	2.5.4
b. All existing stormwater drains and connections in GREEN	2.5.3
c. All existing sewers and connections in RED	2.5.3
d. All proposed sewer and stormwater drains in PENCIL	2.5.4
e. Surface water disposal/cesspits	Ord 202.2
f. The new building or additions outlined in RED	2.5.3
g. All existing buildings (on same site) in NORMAL PRINT	2.5.3
h. Sufficient detail as to light and ventilation	Reg 87(3)

FOR ALTERATIONS TO EXISTING BUILDINGS

<u>2 Plumbing and Drainage Plans: Scale 1:100 Showing:</u>	2.5.4
a. An "existing" plan alongside the "proposed" alteration for easy comparison	2.5.1
b. All existing and proposed sanitary fittings	2.5.1V
c. All existing stormwater drains and services GREEN	2.5.3
d. All existing foulwater drains and sewers in RED	2.5.3
e. All proposed drains in PENCIL	2.5.4
f. Surface water disposal/cesspits	Ord 202.2
g. Sufficient detail as to light and ventilation	Reg 87(3)

DRAINAGE AND PLUMBING

(Set pursuant to Drainage and Plumbing Regulations 1978 Section 87[5])

Fees payable for the issue of any Plumbing or Drainage permits according to the estimated value of the work (excluding the cost of materials), from 1st April 1988.

Where not stated Labour costs will be assessed at 60% of the estimated value for drainage, and 40% of the estimated value for plumbing.

<u>Estimated Value of Work</u>	<u>Fee \$</u>
0 - 100	37
101 - 200	46
201 - 300	54
301 - 400	62
401 - 500	70
501 - 600	78
601 - 700	87
701 - 800	95
801 - 900	103
901 - 1000	111
1001 - 1100	119
1101 - 1200	128
1201 - 1300	136
1301 - 1400	144
1401 - 1500	152

Plus \$31 for every \$500 or part thereof over \$1,500

Extra Inspection necessary after failure at previous inspection	36
Re-inspection, where work not ready when Inspector calls	36
Deviations and amendments to application, e.g. change of plumber or drainlayer	36
Fee payable by the occupier of any premises containing a grease trap or oil trap for the inspection costs incurred when a breach of the Clause 8.9 of the Bylaw is found	36

T. <i>Chell</i> Date <i>20/6/90</i>	HEALTH Date	BUILDING <i>J.B.</i> Date <i>21/6/90</i>	D AND P Date	SERVICES ENGINEER Date	B/F <i>P650-17-1</i> Date Structural
--	----------------------	--	-----------------------	---------------------------------	--

RECEIVED TAURANGA DISTRICT COUNCIL

BUILDING APPLICATION FORM 12 JUN 1990

Description of Proposed Work *erect 1 Dwelling*

Street Address *17 Bayfair Drive* *M.M.*

LEGAL DESCRIPTION	AREAS	VALUES
Lot No. <i>Lot 90</i> No. <i>55417</i> Section Size m ² <i>608</i> Valuation Roll No. <i>Part 6743/1</i> <i>Title Ref 440/69</i>	New Ground Floor Area <i>181.8</i> m ²	Building <i>79000</i> Plumbing <i>5000</i> Drainage <i>1800</i> TOTAL \$ <i>85000.00</i>

Any question as to the estimated values may be determined by the Chief Building Inspector and his determinations shall be final.

BUILDER <i>Pilkington Developments</i> Name: <i>169 a. Ocean beach Rd.</i> Address: <i>W. Maungoni</i> Phone: <i>759198</i> Signature: <i>[Signature]</i>	OWNER <i>Same</i> Name: Address: Phone: Signature:
--	---

PERMIT ENDORSEMENTS

ONLY

FOR OFFICE USE ONLY

INV # 4394
25-6-90

	Date	Permit No.	Fee
Building	<i>13-7-90</i>	<i>021926</i>	<i>684.00</i>
Sanitary Plumbing & Drainage	<i>13-7-90</i>	<i>15-90-91</i>	<i>261.00</i>
Building Research Levy	.....	.....	<i>95.63</i>
Footpath Deposit	.....	.....	<i>15.00</i>
Vehicle Crossing ✓	.....	.....	.....
Water Connection	<i>15/8/90</i>	.....	<i>270.00</i>
Proportion Water Rate	.....	.....	.....
Sewer Connection	.....	.....	<i>20.00</i>
Stormwater Connection	.....	.....	.....

RECEIPT *44,999.3* DATE *9/7/90* TOTAL *\$1,345.63*

NOTES:



TAURANGA
DISTRICT COUNCIL

PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (075) 782-079
FAX (075) 779-587

CHECKLIST

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

EVERY BOX MUST BE MARKED

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

CHECK

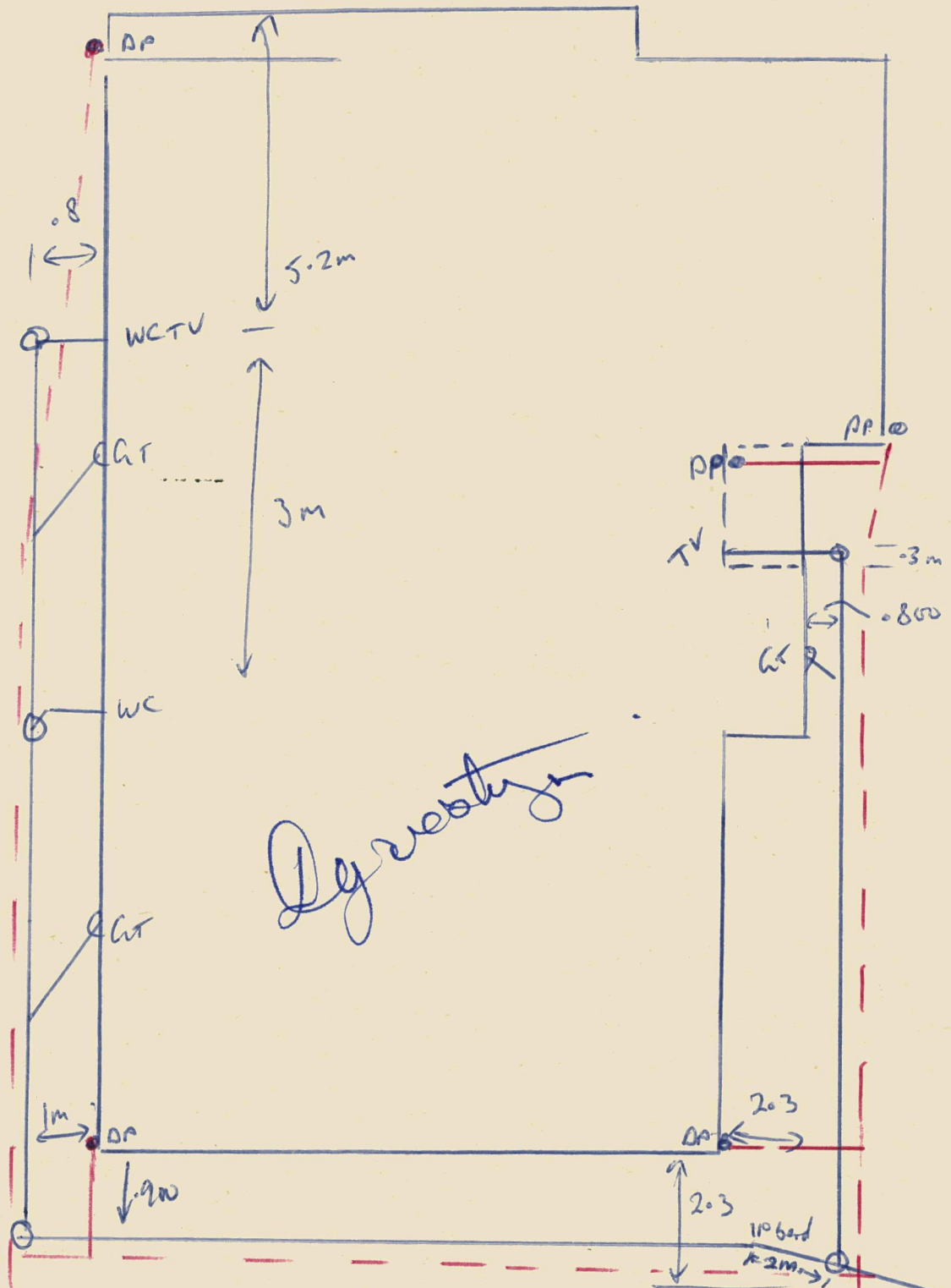
**YOU MUST SUBMIT IN SUPPORT
OF YOUR APPLICATION**

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

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

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

P 650-17-1.



24-8-90.

17 Bayfair Drive
Lot 90



24/8/90
Paul Dwyer

-5/11

