

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Received 12-7-84
 File Number 655/995/54
 Application No. 8455
 Date 12-7-84 1984

I hereby apply for permission to erect, ~~repair, alter, extend~~ a building at No. 149

Sunset Road for
 (Address)

Mr/Mrs J. Christensen of 1 Hannah Road
 (Owner) (Address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Lot No. 5 D.P.S.No. 1625

Area: _____ Zoning: 1

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.)

USE Garage

Area of ground floor 39.6 m² Estimated value:

Gross floor area _____ Building work \$ 4016.00

Area of accessory buildings _____ Plumbing & Drainage \$ _____

Builder's name Versatile Garages Total \$ 4016.00
 (Please Print)

Signature of Applicant JM Lee

Address P.O. Box 113 Address _____

Phone No. 59085 Phone No. _____

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector JCE

Date 30.7.84

Town Planning Officer 10/06/84

Date 13/7/84

Plumbing & Drainage Insp. Ray B

Date 28.7.84

Structural Engineer _____

Date _____

Health Inspector BD

Date 29.7.84

Dangerous Goods Inspector AL

Date 24.7.84

Geothermal Inspector AL

Date 24.7.84

General Inspector ARS

Date 30/7/84

Issue of Permit Approved

R. J. Jackson
 Engineer

Date 30.7.84

SUBJECT	APPLN No.	PERMIT No.	DATE	VALUE	FEE
Building		<u>0003087</u>		\$ <u>4016.00</u>	\$ <u>43.00</u>
Plumbing				\$	\$
Drainage				\$	\$
Water Connection				\$	\$
Damage Deposit				\$	\$
Vehicle Crossing				\$	\$
Sewer Connection				\$	\$
Building Research Levy				\$	\$
Development Contribution				\$	\$

Date 31.7.84

Receipt No. 31

TOTAL: \$ 43.00

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work	Fees
Not exceeding \$800	\$15.00
Over \$800 and not exceeding \$1,600	\$20.00
Over \$1,600 and not exceeding \$1,800	\$25.00
Over \$1,800 and not exceeding \$2,000	\$27.00
Over \$2,000 and not exceeding \$2,500	\$30.00
Over \$2,500 and not exceeding \$3,000	\$33.00
Over \$3,000 and not exceeding \$3,500	\$36.00
Over \$3,500 and not exceeding \$4,000	\$39.00
Over \$4,000 and not exceeding \$5,000	\$43.00
Over \$5,000 and not exceeding \$6,000	\$47.00
Over \$6,000 and not exceeding \$7,000	\$52.00
Over \$7,000 and not exceeding \$8,000	\$57.00
Over \$8,000 and not exceeding \$9,000	\$62.00
Over \$9,000 and not exceeding \$10,000	\$67.00
Over \$10,000 and not exceeding \$12,000	\$72.00
Over \$12,000 and not exceeding \$14,000	\$78.00
Over \$14,000 and not exceeding \$16,000	\$85.00
Over \$16,000 and not exceeding \$18,000	\$95.00
Over \$18,000 and not exceeding \$20,000	\$104.00
Over \$20,000 and not exceeding \$25,000	\$124.00
Over \$25,000 and not exceeding \$30,000	\$145.00
Over \$30,000 and not exceeding \$35,000	\$165.00
Over \$35,000 and not exceeding \$40,000	\$186.00
Over \$40,000 and not exceeding \$50,000	\$214.00
Over \$50,000 and not exceeding \$60,000	\$241.00
Over \$60,000 and not exceeding \$70,000	\$269.00
Over \$70,000 and not exceeding \$80,000	\$296.00
Over \$80,000 and not exceeding \$90,000	\$324.00
Over \$90,000 and not exceeding \$100,000	\$351.00
Over \$100,000 and not exceeding \$120,000	\$379.00
Over \$120,000 and not exceeding \$140,000	\$406.00
Over \$140,000 and not exceeding \$160,000	\$434.00
Over \$160,000 and not exceeding \$180,000	\$461.00
Over \$180,000 and not exceeding \$200,000	\$489.00
Over \$200,000 and not exceeding \$240,000	\$544.00
Over \$240,000 and not exceeding \$280,000	\$599.00
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of	\$28.00

NOTE—The permit fee for the installation of free-standing fire places, pot belly stoves, or log fires is **\$12.00**.

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$10,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings conforms with the requirements of the District Planning Scheme and the Building Bylaws.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be. The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application at the completion of the work.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Service levels can be obtained from the District Engineer's Office, Depot Street. Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds \$100,000, you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

Inspector: *M*

File No. _____

Receipt No. **31**

Date Permit Issued **31/8/84**

OWNER	
Name	<i>J Christensen</i>
Mailing Address	<i>1 Hanrahan Rd Kotara</i>

BUILDER	
Name	<i>Versatile Garages</i>
Mailing Address	<i>10 Box 113 Kotara</i>

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	<i>149</i>
Street Name	<i>Sunset Rd</i>
Town/District	<i>Kotara</i>
Riding	_____

LEGAL DESCRIPTION	
Valuation Roll No.	<i>655/995/54</i>
Lot	<i>5</i>
D.P.	<i>1625</i>
Section	_____
Block	_____
Survey District	_____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<i>39.6</i>	Number Erected	_____
ESTIMATED VALUES \$	Building	<i>4016</i>	<i>00</i>
	Plumbing	_____	_____
	Drainage	_____	_____
	TOTAL	<i>4016</i>	<i>00</i>

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

FEES APPLICABLE

Building Permit	\$ <i>43.00</i>	Water Connection	\$ <i>30/7/84</i>	Receipt No. <i>31</i>
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ <i>500</i>	Date of Payment <i>31/7/84</i>
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____	Authorised Officer <i>[Signature]</i>
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
TOTAL: \$ <i>43.00</i>				

Special Conditions: _____

Date Inspected

REMARKS (e.g. stage reached with work)

31-7-84. Footing Inspected. Standard garage footing.

1 to 12 Dec. DET.

5-12-84. Footing Inspected. No access

[illegible]

COMPLETED (Signature) _____ Date ____/____/____

25 July 1984

Versatile Garages
P O Box 113
ROTORUA

Dear Sir

PROPOSED GARAGE
LOT 5 DPS 1625
149 SUNSET ROAD

Receipt of your application for the above is acknowledged. Perusal of the plans and specification has raised the following point which is hereby drawn to your attention.

General:

✓ Application will be required to extend the existing vehicle crossing from footpath to boundary.

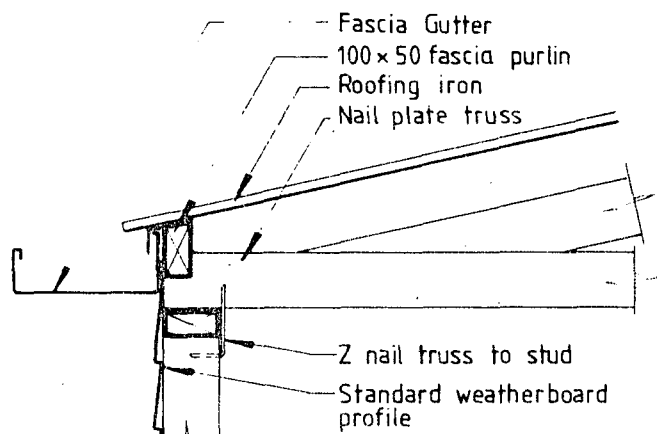
Receipt of your advice in respect of the above matter will enable your application to be more fully considered.

Yours faithfully

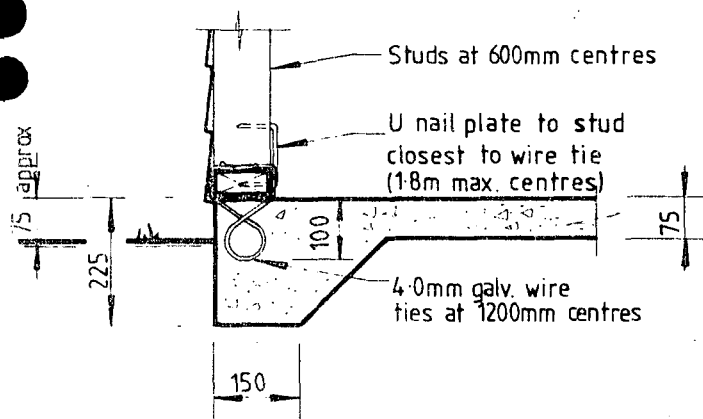
D.J. McCartney
SENIOR BUILDING INSPECTOR



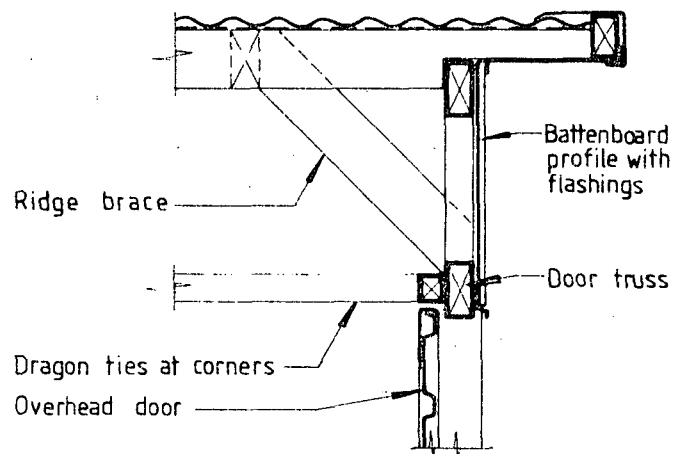
VERSATILE GARAGES



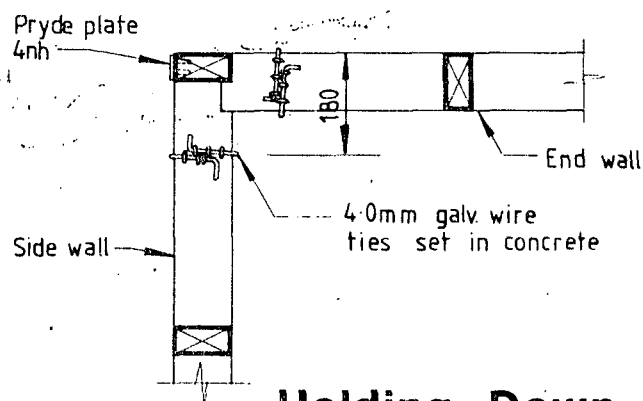
Eaves



Floor Edge



Gable - Door



**Holding Down
at Back Corners**

CONCRETE FLOOR SLAB AND FOUNDATIONS

Floor slab shall be a minimum of 75mm thick with edge thickening to perimeter.

Minimum concrete strength shall be 12.5 MPa.

Soft ground conditions and sloping sites shall require extra concrete in edge thickening and extra metal fill under the floor slab.

4.0mm galv. wire ties shall be cast in as detailed above. Where concrete piles or a continuous low height concrete foundation is required then these shall be constructed to a separate specification.

DAMPCOURSE

2 ply bitumenous d.p.c. shall be fixed between all timber plates and concrete foundations.

TIMBER

All timber shall be pinus radiata, machine gauged, No. 1 framing grade and interior treated to meet the requirements of TPA (NZ) Spec - C8.

WALL FRAMING

ALL studs shall be at 600mm maximum centres.

Studs, top and bottom plates and noggs shall be:—

75 x 50 for buildings up to 18m².

100 x 50 for buildings over 18m².

Wall braces and dragon braces shall be 75 x 50.

All framing shall be housed, i.e. studs checked into plates and noggs checked into studs, and securely nailed together.

ROOF FRAMING

Purlins shall be 100 x 50 at 875mm maximum centres on nail plate timber trusses at 1.8m or 2.4m centres.

Trusses shall be secured over plate to studs with Z nails.

Roofing

Roofing shall be 0.45mm galvanised corrugated steel or 0.45mm prepainted galvanised steel nailed in accordance with manufacturer's recommendations.

Roofing shall be laid over building paper supported by polyethylene string or galvanised wire netting.

Ridging shall be 0.45mm galvanised steel with lead edging or 0.45mm prepainted galvanised steel with lead edging.

FASCIA-GUTTER AND DOWN PIPES

Fascia-gutter shall be 0.6mm galvanised steel or 0.6mm prepainted galvanised steel laid to fall to downpipes.

Downpipes shall be 75 x 50 x 0.45mm galvanised steel or 0.45mm prepainted galvanised steel.

WALL CLADDING

Wall cladding shall be 0.45mm galvanised steel or 0.45mm galvanised prepainted steel formed to a weatherboard profile and nailed in accordance with manufacturer's recommendations.

A strip of bitumenised paper shall be fitted behind all joints in weatherboard cladding.

TILTING DOORS

Tilting doors shall be fabricated from 0.45mm galvanised steel or 0.45mm prepainted galvanised steel cladding in galvanised steel frame, with guide rails, springs and heavy duty arms.

Aluminium panelled doors shall be used if requested.

• **STANDARD**

SPECIFICATION •

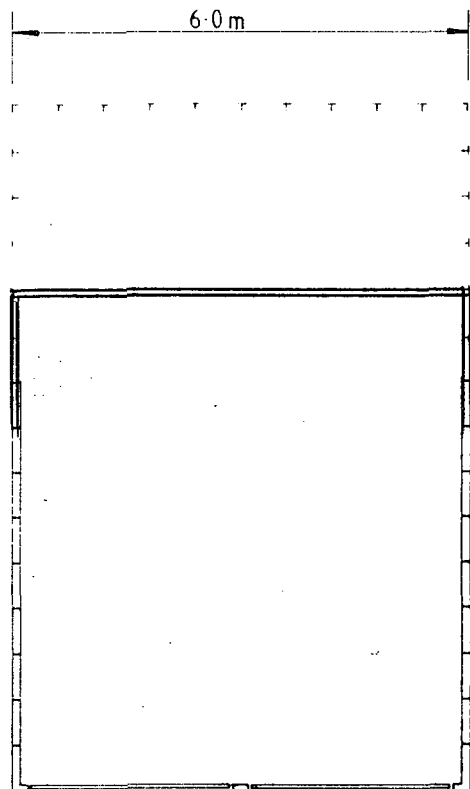
PLANS APPROVED FOR THE RE-
ADJUDICATION OF THE HEALTH DEPT. BY FULLY COMPLIED
WITH

Date 3-7-84 P. No. Number 003087

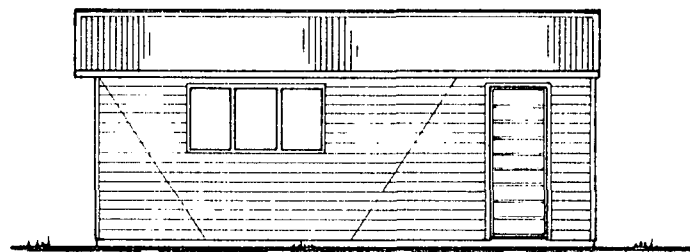
Inspector J. M. Carney



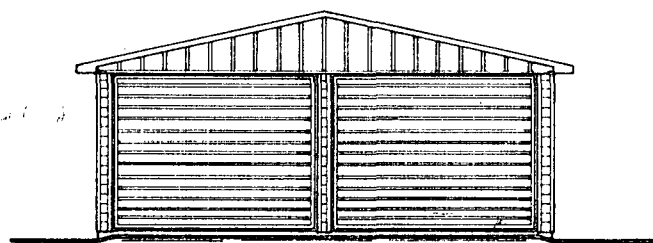
VERSATILE GARAGES



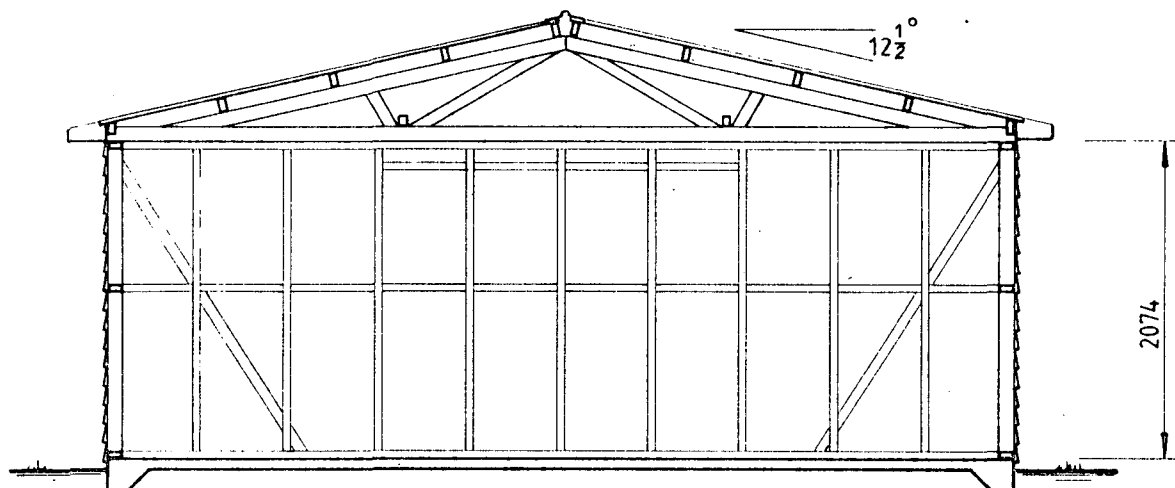
•PLAN• Typical
1 : 100



•SIDE• Typical
1 : 100



•FRONT• Typical
1 : 100



•SECTION• Typical
1 : 50

Read in conjunction with the "STANDARD SPECIFICATION" sheet

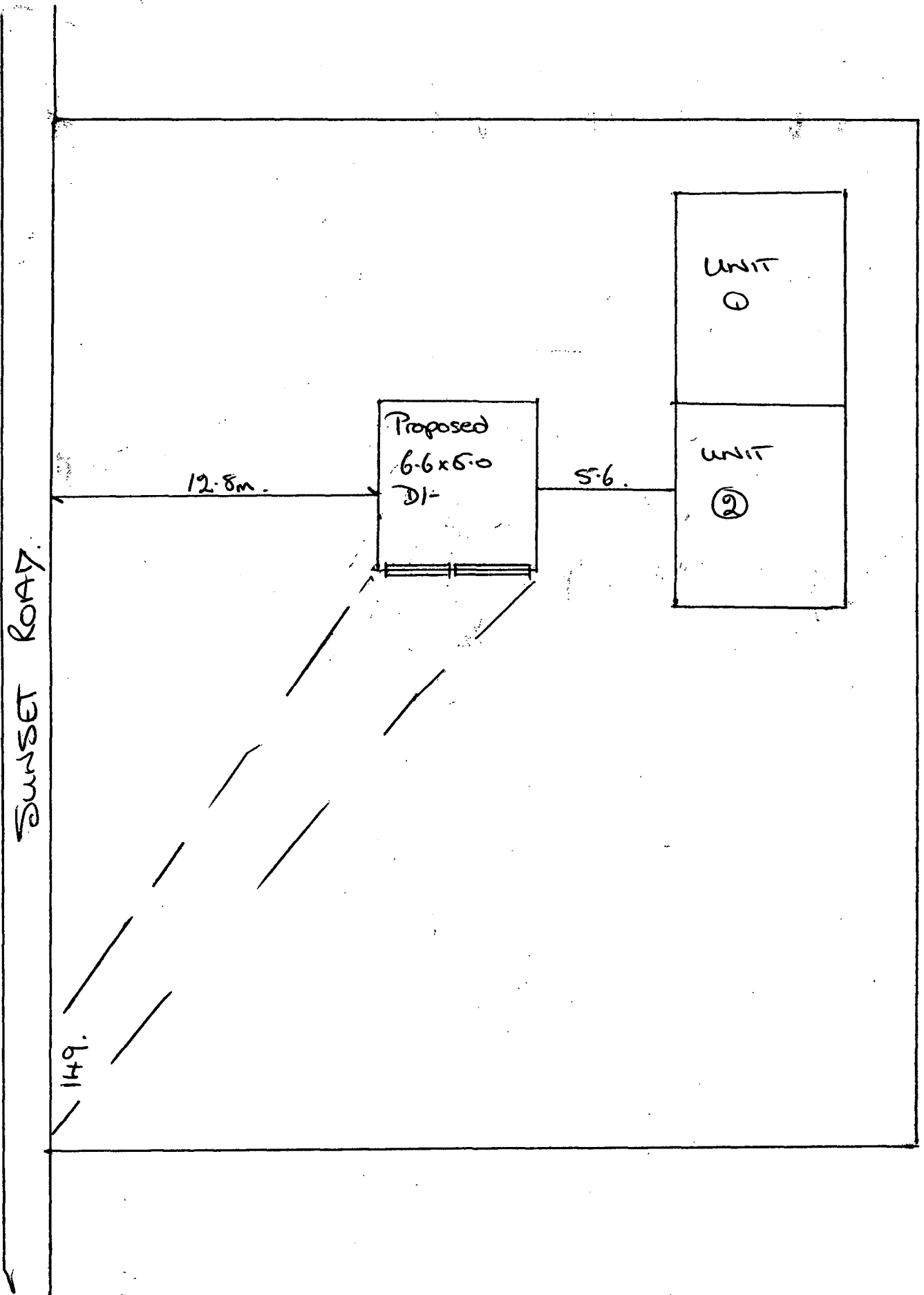
•DOUBLE GARAGE
•at 149 Sunset
•for Mr J. Christensen

Length: 6.6m	Date: 12-7-84.
Floor Area: 39.6m ²	Job No: 16
6.0m wide	

SITE PLAN.

SCALE 1:20

Proposed 6.6x6.0 DI- Garage at 149 Sunset Road



APPLICATION NO. 1717

DATE RECEIVED 88455
(DEPOT STREET)

	Date	Initials
Site Plan Draughting	18/7	D.M.
Engineering (Design)	20/7/84	PM
Engineering (Sewerage/Stormwater)	23/7/84	son
Engineering (Water)	23.7.84	SA
Returned to Amohau Street	24-7-84	JB

Perusal of the plans and specifications has raised the following points :

NOTE: Please briefly describe the problem so the applicant can be advised by letter. It is suggested that the applicant be advised to make contact with a particular Officer to discuss the fault and remedy.