

ROTORUA CITY COUNCIL

BUILDING PERMIT

Owner: **M. Avery**

Builder: **Devantier**

Type of Work: **Dwelling**



BC

Valuation No.: **655/555/9**

Permit No.: **I041018**

Appn. No.: **113248**

INSPECTIONS

Date: **26-1-79**

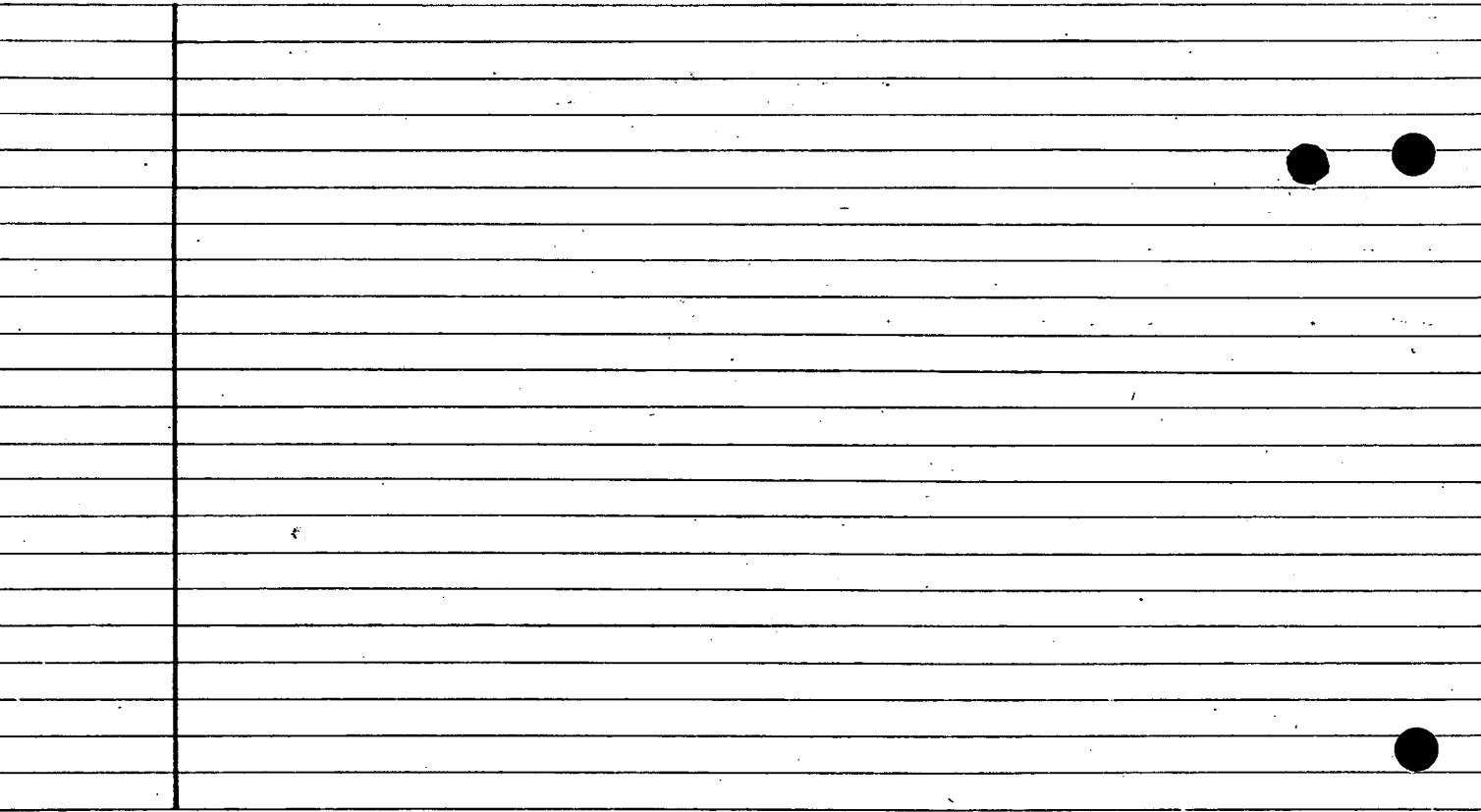
Date

30/1/79

*Signs comply. Fife rods to solid. advised
builder to comply with minimum of 300mm deep.*

15-10-79

Appears to be completed. All S



BUILDING APPLICATION FORM

Received 12. 1. 79.
 Application No. 113248
 Date _____ 197__

TO THE CITY ENGINEER

I hereby apply for permission to erect, repair, alter, extend, demolish, remove a building at No. 23,

Tania Cres. Rotorua for
 (address)

Mr/Mrs M. J. Avery of R.D. 1. Rotorua
 (address) (owner)

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

PARTICULARS OF LAND

Val. Roll No. 6551/555/9 Lot No. 15. Area 676 m².
 Checked _____ D.P. No. 22438. Frontage 17.8
 clerk JMA Zoning _____ Depth 38.0

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.).

Area of ground floor 91.14 m²

Gross floor area 91.14 m²

Area of accessory buildings _____

Estimated value

Building work

\$18690.00.

Plumbing & Drainage

\$1800.00.

Total

20490.00

Owner _____
 (Signature)

Builder's name O. I. Devantier Ltd.
 (Please Print)

Signature _____

Address R.D. 1. Rotorua.

Address P.O. Box 158 Rotorua

Phone No. 76253.

Phone No. 84149.

FOR OFFICE USE ONLY

Application checked and approved by:		Issue of Permit Approved	
Building Inspector <u>385</u>	Health Inspector <u>86</u>	<u>385</u> City Engineer	
Date <u>26/1/79</u>	Date <u>24/1/79</u>		
Town Planning Officer <u>R.S.</u>	Dangerous Goods Inspector _____	Date <u>26/1/79</u>	
Date <u>26.1.79</u>	Date _____		
Plumbing & Drainage Inspector <u>Ray G.</u>	Water & Geothermal Inspector <u>86</u>	Comments _____	
Date <u>24-1-79</u>	Date <u>24/1/79</u>		
Structural Engineer _____	Fire Prevention Officer _____		
Date _____	Date _____		

SUBJECT	APPLN. No.	PERMIT No.	DATE	VALUE	FEE
Building		<u>1041018</u>		<u>\$18690</u>	<u>\$83.00</u>
Plumbing & Drainage				<u>1300.00</u>	<u>\$87.00</u>
Water Connection				<u>\$50.00</u>	
Damage Deposit					<u>\$35.00</u>
Vehicle Crossing					<u>\$100.00</u>
Sewer Disconnection					<u>\$134.75</u>
Stormwater Discon.					
Water Disconnection					
Building Research Levy					<u>\$21.00</u>
TOTAL:				<u>\$460.75</u>	

(see scale of fees on back)

Receipt No. 26225

Date 26-1-79.

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
according to the Estimated Value of Work

Estimated Value of Work	Fees	Estimated Value of Work	Fees
	\$		\$
Not exceeding \$200	6.00	Over \$18,000 and not exceeding \$20,000	83.00
Over \$200 and not exceeding \$1,000	11.00	Over \$20,000 and not exceeding \$25,000	99.00
Over \$1,000 and not exceeding \$1,200	14.00	Over \$25,000 and not exceeding \$30,000	116.00
Over \$1,200 and not exceeding \$1,400	16.00	Over \$30,000 and not exceeding \$35,000	132.00
Over \$1,400 and not exceeding \$1,600	18.00	Over \$35,000 and not exceeding \$40,000	149.00
Over \$1,600 and not exceeding \$1,800	20.00	Over \$40,000 and not exceeding \$50,000	171.00
Over \$1,800 and not exceeding \$2,000	22.00	Over \$50,000 and not exceeding \$60,000	193.00
Over \$2,000 and not exceeding \$2,500	25.00	Over \$60,000 and not exceeding \$70,000	215.00
Over \$2,500 and not exceeding \$3,000	27.00	Over \$70,000 and not exceeding \$80,000	237.00
Over \$3,000 and not exceeding \$3,500	29.00	Over \$80,000 and not exceeding \$90,000	259.00
Over \$3,500 and not exceeding \$4,000	31.00	Over \$90,000 and not exceeding \$100,000	281.00
Over \$4,000 and not exceeding \$5,000	35.00	Over \$100,000 and not exceeding \$120,000	303.00
Over \$5,000 and not exceeding \$6,000	38.00	Over \$120,000 and not exceeding \$140,000	325.00
Over \$6,000 and not exceeding \$7,000	41.00	Over \$140,000 and not exceeding \$160,000	347.00
Over \$7,000 and not exceeding \$8,000	44.00	Over \$160,000 and not exceeding \$180,000	369.00
Over \$8,000 and not exceeding \$9,000	48.00	Over \$180,000 and not exceeding \$200,000	391.00
Over \$9,000 and not exceeding \$10,000	51.00	Over \$200,000 and not exceeding \$240,000	435.00
Over \$10,000 and not exceeding \$12,000	57.00	Over \$240,000 and not exceeding \$280,000	475.00
Over \$12,000 and not exceeding \$14,000	63.00		
Over \$14,000 and not exceeding \$16,000	70.00	For every \$40,000 or part thereof in excess	
Over \$16,000 and not exceeding \$18,000	76.00	of \$280,000 an additional fee of	22.00

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of value of total permit value requires to be paid.

Permits of a lesser value than \$3,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

- All builders should be conversant with the Building By-laws 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 to scale.

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.

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 By-laws.

14 May 1979

The Manager
de Vantier Transportable Homes
P.O. Box 158
ROTORUA

Dear Sir

Re: LOT 15 D.P.S. 22438 - 23 TANIA CRESCENT

Further to your request for refund of Damage and Vehicle Crossing deposits pertaining to the above-mentioned property.

The Vehicle Crossing does not comply with the standard required in Council's specification, inasmuch that the kerbline has not been chamfered off or tapered down, furthermore at the time of the inspection the concrete debris from the installation was still on public property, and will need to be removed before refund can be authorised.

If you will inform us when these requirements have been completed I shall arrange refunds accordingly.

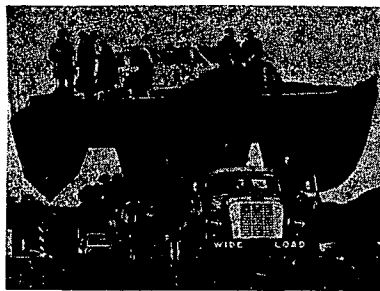
Yours faithfully

E.C. Taylor
BYLAWS INSPECTOR

ECT:DP



O.J. deVANTIER LTD
BUILDING REMOVALS
 PHONES. Office 84-149
 Vehicle Workshop 87-053
 After Hours
 88-948 - 86-813 - 87-510



deVANTIER
TRANSPORTABLE
HOMES
 P.O. BOX 158
 ROTORUA

FAIRY SPRINGS ROAD & MONOKIA STREET ROTORUA

RECEIVED

-4 MAY 1979

ROTORUA DISTRICT
 COUNCIL

3rd May 1979

The Building Inspector,
 Rotorua District Council,
 ROTORUA.

FOR ACTION
 COUNCIL
 REPORT
 REPLY

Dist Insp
 FOR INFORMATION

Dear Sir,

031
 re: M.J. Avery, Tania Cres., ROTORUA.

Lot 15 DPS 22438

1442, 26225

We wish to advise that The above home was delivered to the site some time ago and we would appreciate Refund of the Footpath Damage Deposit.

6551/535/9


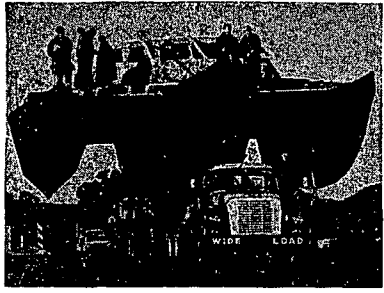

Work on the Vehicle crossing has also now been completed and this Refund would also be due.

Mr.	<i>TAYLOR</i>
REFERRED FOR YOUR:	
Information	_____
<i>Dist</i>	_____
Inspection	_____
Report	_____
Comment	_____
<i>7-5-79</i>	

Yours faithfully,
 O.J. de VANTIER LTD.

*Crossing - Rebuilding not chambered off.
 Broken concrete pile on Bern.
 Letter to de Vantiers. 14/5/79. best*

BUILDERS OF QUALITY TRANSPORTABLE HOMES

 <p>o.j.deVANTIER LTD BUILDING REMOVALS PHONES. Office 84-149 Vehicle Workshop 87-053 After Hours 88-948 - 86-813 - 87-510</p>		 <p>deVANTIER TRANSPORTABLE HOMES P.O. BOX 158 ROTORUA</p>
<p>FAIRY SPRINGS ROAD & MONOKIA STREET ROTORUA</p>		

26th January 1979

The Building Inspector,
 Rotorua City Council,
ROTORUA.

Dear Sir,

Mr. & Mrs. A. Avery, Tania Cres., ROTORUA.

We advise that the home we have built for the abovenamed will be delivered to the site on the morning of 30th instant and will be ready for an inspection at 9 a.m.

Yours faithfully,
O.J. de VANTIER LTD.

J.B. de VANTIER.

BUILDERS OF QUALITY TRANSPORTABLE HOMES

6551/555/9

Thompson

24 January 1979

O.J. de Vantier Limited,
P.O. Box 158,
ROTORUA.

Dear Sir,

PROPOSED DWELLING - LOT 15 - D.P.S. 22438
23 TANIA CRESCENT

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

1. TOWN PLANNING

✓ The dwelling will need to clear 7.62 m from
the front boundary to comply with the Operative
District Scheme.

2. BUILDING

Please complete the forms relevant to Vehicle
Crossings.

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

Yours faithfully,

E.J. Thompson,
SENIOR BUILDING INSPECTOR



O.J. deVANTIER LTD
BUILDING REMOVALS
PHONES. Office 84-149
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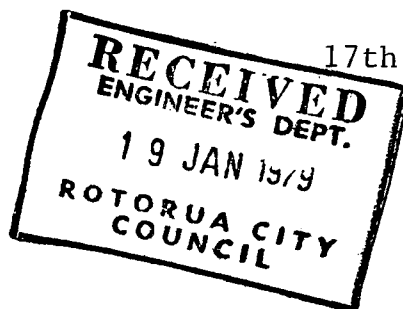


deVANTIER
TRANSPORTABLE
HOMES

P.O. BOX 158
ROTORUA

FAIRY SPRINGS ROAD & MONOKIA STREET ROTORUA

The Building Inspector,
Rotorua City Council,
ROTORUA.



17th January 1978

Dear Sir,

re: Mr. & Mrs. M.J. Avery, Tania Cres.

We enclose herewith Building Permit forms
in respect of the home we are to construct on behalf
of the abovenamed.

Yours faithfully,
O.J. de VANTIER LTD.

Mr.	<u>THORNTON</u>
REFERRED FOR YOUR:	
Information	<u>FILE</u>
Reply	
Inspection	
Report	
Comment	
<u>19-1-79</u> Chief Insp.	

BUILDERS OF QUALITY TRANSPORTABLE HOMES

No. 205 / 927

C/T 6B/769

Transfer No.
C. Order N. H.089517.4



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of July one thousand nine hundred and seventy six
under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that JOHN WILLIAM JAMES LEPPER of Rotorua company director

possessed of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
instrument underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,
the several admeasurements a little more or less, that is to say: All that parcel of land containing 676 SQUARE
METRES more or less being Lot 15 on Deposited Plan S.22438 and being part
of the Rotorua Rotohokahoka 1M5 and 1M6 Blocks

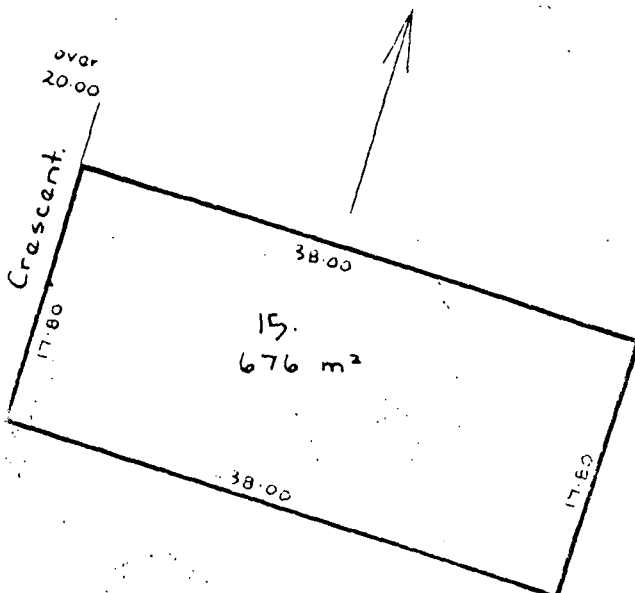


H. Babamena

ASSISTANT LAND REGISTRAR

069454.2 Mortgage to U.D.C. Finance Limited produced 12.11.1975 at 11.02
113677.2 Mortgage to U.D.C. Finance Limited produced 24.12.1976 at 11.47.00
077572 Mortgage to McKoy O'Sullivan Lines Limited produced 15.4.1976 at 10.07
113677.1 Mortgage to McKoy O'Sullivan Lines Limited produced 15.4.1976 at 10.07
A.L.R. A.L.R. A.L.R. A.L.R.

Rotorua City.



Measurements are Metric

J.E.G.

ALL MATERIALS SHALL COMPLY WITH N.Z.S.S. No. 1900.

Foundation piles 600 x 200 x 150 precast concrete @ 1300 centres in 300 x 300 x 100 poured concrete pads, piles minimum 300 above ground level, fixed with No. 8 Galv. wired to stringers with approved damp course material between concrete and timber.

TIMBER SCHEDULE:

Jack studs, stringers.	Rad.No.1 C7	100 x 75	
Floor joists.	No. 1 B/T Rad.	150 x 50	600mm centres
Studs Load bearing	No. 1 B/T Rad or D.Fir.	100 x 50	" "
Studs non bearing	No. 2 B/T Rad or D.Fir.	75 x 50	" "
Nogs	No. 2 B/T Rad or D.Fir	100 x 50 & 75 x 50	800 "
Plates	No. 1 B/T Rad or D.Fir	100 x 50 & 75 x 50	
Bracing Pryde galv.bracing checked in flush			
Lintels		100 x 75 on flat up to 1400	
		2/125 x 50 on edge 1400 to 1800	
		2/150 x 50 on edge 1800 to 2400	
		2/200 x 50 on edge 2400 to 3000	
		2/250 x 50 on edge 3000 to 3600	

Roof truss Pryde plan type B.Ref M 501 Pitch 15° Max.span 12 metres, max.spacing 1000 mm.

Purlins. B/T Rad or Douglas fir 75 x 50 750 centres.
 Facia. 200 x 20 Hutloc preprimed or similar
 Cladding - Hardiplank or similar
 Approved building paper breather type to top plate, horizontally fixed min.laps 75 mm.
 Flooring 20 mm 600 chipboard supported exterior edge by ribbon plate and all joints by joists or 100 x 50 nogs on edge and for portion between joists.

ALUMINIUM JOINERY: - per Manufacturers specifications.

INTERIOR LININGS - Generally 9 mm Gibraltar board walls, Pinex ceilings fixed per Manufacturers specifications.

SHOWER LINING - fixed per Manufacturers specifications. Soap box, chrome towel rail and Shaving cabinet fixed to bathroom and/or shower room.

MANHOLE - Provide 500 x 500 manhole in hall ceiling.

ROOF - Galv. longrun iron or Harvey tile fixed per Manufacturers specifications.

ELECTRICIAN - to comply with local by-laws re meter box size and type and uplift necessary Permits from Power Authority before commencement of work.
 All switches and plugs to be flush type complete with 100 & 60 watt lamps.

PLUMBER - All internal pipe copper, 18 mm to bath, 12 mm to rest, all taps chrome, stopcocks to shower (if applicable), one external hose tap. 18 mm to 180 litre H.W.C. with pressure valve, all hot piping lagged.
 Check valve installed on main side of gate valve at inlet to cylinder.
 W.C. earthenware pan, seat and cover, low set flush cistern.
 Internal W.C. vent. Wastes to be approved size and P.V.C. material with traps and discharge into gully traps.
 Geothermal areas no P.V.C. water supply to be laid or fixed within 450 of ground level, no Filfos jointing, use Agaflow or similar. Contact Inspector if in doubt.

DRAINLAYER - To carry out all work in accordance with By-laws of the Local Authority and to the requirements of its Inspector.
 Provide all fittings necessary to complete the work, have the whole drainage system tested and passed, and leave the ground in a tidy condition.

PAINTER - Prepare all surfaces seal or prime as applicable, stopping all holes or defects. Apply quality paint as per Manufacturers specifications, only using paint recommended for individual material surfaces. Different paints or brands not to be mixed together, for colours or other purposes. All walls papered to be sealed with approved sealer before paper hung plumb, patterns matched, trimmed neat and true, paste removed from all exterior surfaces. Wallpaper paste to have fungicide additive.

INSULATION - Table 1. Type A Roof 1.9, wall 1.5, floor 0.9. Floor double sided perforated foil 100 mm to floor between joists. BRANZ sheet F.1. (All paper C.1.) value 1.5 Exterior Walls R11 Batts 75mm BRANZ sheet W.11 value 1.6.
 Ceilings R 11 Batts 75 mm BRANZ sheet C.10 value 2.0. added value 0.2 if Pinex ceilings used.2.2. Sloping ceilings with added value of Battens per sheet C.10 No. 5 Battens add 0.2 to sheet C 2. 1.9.