



BCPLA

PERMIT NO.

DATE ISSUED

(For Office Use Only)

APPLICATION FOR BUILDING PERMIT

To the BUILDING INSPECTOR

I, the undersigned do hereby apply for a permit to build in accordance with the undermentioned particulars in the MANGONUI Riding.

1. Nature of Building PRIVATE RESIDENCE2. OWNERS NAME (In Full) MR & MRS L.B CROUTES + MRS K.A. CROUTESADDRESS P.O. Box 78 MANGONUI3. VALUATION ROLL NO. PA 5/304. LEGAL DESCRIPTION OF PROPERTY: Lot 1 D.P. 26013 Section Block VI-MANGONUI Survey District H1 H1 Road or Street 5. NEAREST TOWNSHIP MANGONUI

7. ESTIMATED VALUE

OF BUILDING 14 800.00

(Including Materials & Labour)

8. FEES HEREWITH \$ 44.00

9. NAME & ADDRESS OF BUILDER

KEITH HAY HOMES LTDKAIKOE.

10. SIGNATURE OF APPLICANT

R.B. CroutesK.A. Croutes

6. BRIEF SPECIFICATIONS

(a) Length 14 780 (b) Width 6 600(c) Height of Walls 2 400

(d) Materials to be used

Floor PARTICLE BOARDWall Framing 4x2 + 3x2Outer Sheathing WEATHERSIDE + HIGHLINEInner Lining GIB BOARD + PINEX TILESRoofing GAUV CORR IRONRoof Style GABLECeiling PINEX TILES

SCALE OF FEES

If the value of the building is not more than \$200 50If the value is over \$200 but not more than \$400 2.00" " " " " \$400 " " " " \$1200 4.00" " " " " \$1200 " " " " \$1600 6.00" " " " " \$1600 " " " " \$2000 8.00" " " " " \$2000 " " " " \$2500 10.00" " " " " \$2500 " " " " \$3000 12.00" " " " " \$3000 " " " " \$3500 14.00" " " " " \$3500 " " " " \$4000 16.00" " " " " \$4000 " " " " \$5000 20.00" " " " " \$5000 " " " " \$6000 24.00

Thereafter an additional fee of \$4.00 for each \$2000 or part thereof in value up to a maximum of \$200.00.

Building \$44.00 - Rec 8170
 P.O. \$12.00 Rec. 8330
 B.R.A. \$8.00 TUMBLE Rec 8331
 64.00

The Location standards adopted by Council for the time being require that all Buildings be set back as follows:-

STANDARDS FOR RESIDENTIAL ZONE

	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>
Dwellings & Other Buildings	15 feet	25 feet	5 feet

PROVIDED THAT no building shall exceed a height of more than 6 feet plus the shortest horizontal distance between that part of the house and the side boundary.

EXAMPLE: Wall of house 8 feet from Boundary $8 + 6 = 14$
Wall may be 14 feet high

STANDARDS FOR RURAL ZONE

	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>
Dwelling	25 feet	25 feet	25 feet
Other Buildings	50 feet	50 feet	30 feet

For Office Use Only

APPLICATION FOR PLUMBING & DRAINAGE PERMIT

Date Issued 11/7/75

To The Mangonui County Council

I the undersigned, hereby give notice that I intend to carry out the following work subject to the provisions of the By-laws of the Mangonui County Council, the Counties and Health Acts, 1956, amendments thereof or any other provisions whatsoever applicable thereto, and request that a permit be issued for the execution of some.

Riding ORURU Nearest Township MANGONUI
Section on which work is to be placed Lot 1 DP 26013
Owner MR L.B. & MRS K.A. CROUTES Address P.O. 78 Mangonui
Drainlayer/Plumber City Plumbers W. Wilson (yard plumber) Registration No. 32858
W. WILSON. M.G.I.
Class of Work with Description in detail SEPTIC TANK + 150 ft IRRIGATION

Description of Water Supply 5000 gals Reservoir

Proposed Commencement Date _____ Date of Completion _____

Estimated Cost: \$ 621.00 Fee Payable \$ _____
Drainage

(The decision of the Inspector shall be final as to estimated cost).

Signature _____ Applicant _____ Owner L.B. Croutes. K.A. Croutes.
Drainlayer _____
Plumber _____
Address _____
Date _____

Receipt No. _____

The fee payable as per Schedule hereunder must accompany this application.

SCHEDULE OF FEES

If the value of the proposed work is:

	Fee
	\$
Not exceeding \$100	1-00
Exceeding \$ 100 but not exceeding \$ 200	3-00
" \$ 200 " " " \$ 400	8-00
" \$ 400 " " " \$ 600	10-00
" \$ 600 " " " \$ 800	12-00
" \$ 800 " " " \$1000	14-00
" \$1000 " " " \$1200	16-00
" \$1200 " " " \$1400	18-00
" \$1400 " " " \$1600	20-00
" \$1600 " " " \$1800	22-00
" \$1800 " " " \$2000	24-00

\$2000 and over - \$1-00 for every \$200 or part thereof in excess of \$2000.

APPLICATION APPROVED

KEITH HAY HOMES LIMITED

73 Carr Road, Mt Roskill.
Auckland 4, N.Z.
P.O. Box 27078 Mt. Roskill.
Telephone 699-199.



APPROVED

BUILDING

P. & D.

"Building fine homes for New Zealanders everywhere"

Branches:
Kaikohe, Whangarei, Warkworth, North Shore, Avondale, Mt. Roskill, East Tamaki,
Drury, Hamilton, Rotorua, Taupo, New Plymouth, Palmerston North, Christchurch.
Bankers:
The National Bank of New Zealand Ltd.

OWNER:

Mr & Mrs Croutes

SIGNED KEITH HAY HOMES LTD: p.p.

M. M. Selding

SPECIFICATION:

of work done and materials used in the construction of
"Ready-Built" Homes, designed and built to conform with
N.Z.S.S.1900 Building Code Standards, by KEITH HAY HOMES LIMITED,
Building Contractors.

GENERAL:

"Ready-Built" Homes are stoutly constructed by thoroughly competent tradesmen, and under the constant supervision of the principals, and to the true intent and meaning of these plans and specifications and to the complete satisfaction of the Local Body and Lending Institution Inspectors.

"Ready-Built" Homes are completed in every detail at the Assembly Yards of the Contractors and are delivered to the Purchaser, level and plumb, on concrete blocks with all necessary jack-studding and bracing to height not exceeding 2'3" from ground to underside of flooring at any point.

All measurements on plan, materials and fittings used and quoted in the following specifications are standard and any deviation from measurements, fittings, furnishings, etc. as scheduled in these Specifications must be by arrangement with the Builders and to the approval of the Local Body concerned.

SITE:

Clearing and preparation of the site on which the "Ready-Built" Home is to be placed, is the responsibility of the Purchaser unless arrangements to the contrary are made. The site must be clearly marked with pegs, indicating the position that the building is to be placed. Boundary pegs must also be clearly marked. The Builder will not be responsible for the placing of a building on a wrong section, too near or over a boundary line.

INSURANCES:

It is clearly understood that the Builder is fully responsible for the building until it is delivered to the site and is then covered by a Builders Risk policy for 30 days unless the building is occupied or alternative insurance is arranged by the owner. If the Purchaser so desires, the Builders can make arrangements for Hartford Monarch Insurance Group to take over the Insurance on behalf of the Purchaser.

April 1974.

BUILDING PERMIT: The Building Permit is to be obtained by the Purchaser and lodged at the Office before the building is commenced, or in the event of a stock house before the house is delivered, with all fees payable by the Purchaser unless contrary to the terms of the contract.

DAMAGE TO PROPERTY: The Contractors cannot be held responsible for any damage to property other than that of careless workmanship. The Builders will, if necessary, adjust doors or windows up to thirty-one days after delivery, at no extra charge.

ROCK & SUBSTANDARD BEARING GROUND:

No allowance has been made for excavation and removal of rock. Any encountered in excavating for drainage or foundations will be removed at cost plus 10% Contractors margin. No allowance has been made for any extra foundations required by Building or Institution Inspectors should fill or Substandard bearing ground be encountered.

TIMBER SCHEDULE: The Contractors reserve the right to change the timber used in any building, but in all cases these changes will comply with the Local By-Laws. Any change will be subject to an increase or decrease in the price originally quoted, and the Purchaser informed accordingly.

Concrete Pile Foundation. 8"x8" Piles on 12"x12"x4" Concrete Pads as required.

Jack Studs at 4'6" crs. B.Ht. Rimu, B.Ht. Matai or T.Pine. 4" x 3"

Jack Stud Block Plates. " " " 6" x 6" x 2"

Sleeper Plates. " " " 4" x 3"

Floor Joists at 18" crs. Treated Pine. 6" x 2"

Exterior Framing. Treated Pine, B.A.R. or D.Fir. 4" x 1½"/4" x 2"

Braces checked into exterior walls. " " " Galv. Steel or 4" x 1"

Dragon Ties 6' return to corner checked in. Galv. Steel or 4" x 1"

Trimmers to openings. Treated Pine or B.A.R. up to 4'6" 4" x 3"

4'6" to 6'0" 6" x 2"

6'0" to 8'0" 8" x 2"

up to 11'6" 8" x 4"

as per Engineers calculations.

Trimmer Studs: Opening under 4'6" check ½". 4" x 2"

Opening over 4'6" double studs. 4" x 2"

Spiked together, one supporting lintel.

Trusses at 3'0" crs. Bottom cords. T.Pine or D.Fir. 4" x 2"

or at 4'6" crs.

Braces, struts and Hangers. T.Pine, B.A.R. or D.Fir. 3" x 1"

Rafters at 3'0", 4'0" or 4'6" crs. 6" x 2"

Purlins at 30" crs. on edge or flat. T.Pine, B.A.R. or D.Fir. 3" x 2"

2 x 1½ Battens if Bituminous Metal Tile Roof.

Internal Framing. T.Pine, B.A.R. or D.Fir. 3" x 2"

Ceiling Battens at 12" & 18" crs. T.Pine, B.A.R. or D.Fir. 2" x 1½"

or 3" x 1½"

Flooring. ¾" High Density Particle Board.

Laminated Beams, as per plan to N.Z.S.R.34.

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For KEITH HAY HOMES LIMITED.

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OWNER.

April 1974.

EXTERIOR SHEATHING:

WEATHERSIDE - 9½" fixed to Manufacturers specifications.

~~FIBROPLANKS - 9½" fixed to Manufacturers specifications.~~ *mm 4*

HIGHLINE - fixed to Manufacturers specifications.

All interior finishing timbers - Untreated Pine Joinery Grade.

Any timbers not mentioned in above schedule are of same class as timbers in similar position.

CARPENTER & JOINER: All timbers to be strictly in accordance with the classes specified, all door frames, moulding and finishing timbers and Joinery work are clean, selected Radiata Pine. Exterior Joinery frames and sills, also outside doors, to be clean treated Pine, Matai, Tawa or Rimu. All nails in exposed work have to be punched and exposed timbers dressed.

FLOOR JOISTS: To be gauged on Sleeper Plates to a uniform level and securely spiked in long lengths.

FRAMING: The whole of the building to be framed, nailed and fastened together in a thorough and tradesmanlike manner with materials as scheduled and hereafter specified.

STUDS: Studs to external walls 4" x 2" at 20" crs. max.
Studs to internal walls 3" x 2" at 24" crs. max.

BRACING: External walls securely braced where possible with 4" x 1" checked in braces or galv. steel braces. Internal walls braced with 3" x 2" cut in braces or galv. steel braces.

CEILING BATTENS: 2" x 1½" at 12" or 18" crs. with trusses at 3'0" crs.
3" x 1½" at 12" or 18" crs. with trusses at 4'6" crs.

ROOF FRAME: To be constructed robustly of trusses and jack rafters of 4" x 2" at 3'0" crs., or 4'6" crs., securely nailed and birdmouthed over plates. Purlins 3" x 2" on flat or edge at 30" crs.

EXTERIOR SHEATHING AND FINISHING:

Weatherside (or as described in schedule) in as long lengths as possible and securely nailed at each stud, covered with galvanised angle soakers at all external angles, butted and covered with galvanised soakers or P.V.C jointer at joints.

Fibrolite fitted over building paper to manufacturers specifications.

SOFFIT: Boxed with 3/16" Flat Fibrolite.

FACINGS & SCRIBERS: 2" x 1" Tanalised Pine, D.A. Rimu or D.A. Matai, D.A. Totara, Treated Matai or Treated Rimu.

FLOORING: As scheduled, fitted out under plates and run under all partitions.

INTERIOR WALL COVERINGS AND FINISHING:

All walls are covered with 3/8" Gibraltar Board. Paper finished rooms to be flush jointed, all painted rooms to be suitably battened at joints with

mm 4
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For KEITH HAY HOMES LIMITED.

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OWNER.

April 1974.

1½" wall batten. ¾" quadrant moulding at corners. All ceilings of 3'0" x 1'0" Pinex Insulating Shiplap Panels.

All skirtings to be of 2-5/8" x ½" bevelled and architraves of 1-5/8" x ½" square dressed. Wood scotia to cornices.

Feature panels of Light Sapele Random Grooved Duragrain:.....

JOINERY:

DOORS, SASHES AND FRAMES: Of materials as previously specified, and as shown on plan.

ALL INTERIOR DOORS: Clean flush type Hardboard Doors 7'10" x 2'6" to main rooms. 7'10" x 2'2" to utility rooms. Wardrobes, Linen, H.W.C., Coats etc. 7'10" x 1'6", 1'11" or 2'6" hung or sliding as shown on plan.

FRONT AND BACK DOORS: Cedar, Redwood or Tanalised Pine. Obscure Glass.
Front Door: 7'0" x 2'8". 2 Lt.
Back Door: 7'0" x 2'8". 2 Lt.
French Doors: as per plan.
Aluminium Sliders: as per plan.

PLUMBING: All plumbing work to be carried out under strict supervision by reputable and registered Contractors. Standard fittings where applicable.

BATHROOM AND W.C.: ~~Stainless steel shower base with Seratone lining selected from standard colour range, and/or Vitrous enamel 5' pressed steel bath. Rickstan 'Marblelustre' vanity top and bowl on wooden unit, or White Porcelain hand basin on brackets, all complete with plug and waste and hot and cold water taps. Water Closet of N.Z. manufacture complete with low water cistern, white flexible nylon seat, terminal vent as required, and ready for outflow to sewerage.~~ *Lady Caroline* *MMY*

LAUNDRY: 22" x 16" single stainless steel seamwelded wash tub with wooden unit. Hot and cold water taps to tub and washing machine.

KITCHEN: 30/40 gallon hot water cylinder to be installed in airing cupboard. Formica sink bench, selected from standard colour range, with Stainless steel bowl central, complete with plug and waste, hot and cold water taps. All hot and cold water run in concealed copper pipe to a point ready to be connected to main supply, P.V.C. pipe may be used for cold water. 1 Hose tap fitted adjacent to back door. *MMY*

ROOF: (A) Long Run Corrugated Iron roofing to be fitted over building paper supported on galvanised netting. All ridges, valleys, guttering and downpipes in Galvanised Iron, securely fixed ready for outflow to soakholes or drain. All laps of iron to be painted.

OR

(B) Bitumous Tiles fitted to manufacturers specifications. Valleys, guttering and downpipes in Galvanised Iron securely fixed ready for outflow to soakholes or drain. *MMY*

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For KEITH HAY HOMES LIMITED.

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OWNER.

April 1974.

PAINTING: All painting work to be carried out under strict supervision, with high grade materials. Exterior and interior colour schemes may be selected by the Purchaser, to a maximum of 3 exterior and 7 interior colours. Additional colours at an extra cost. Generally the paintwork is as follows:-

Exterior:- Roofing is unpainted. Prime all Weatherside 1 coat of GENERAL PURPOSE priming before fixing. All other exterior timbers to be primed. Then stop with first grade putty to all nails holes scribes and any defects. Then apply to all exposed woodwork, 1 coat of approved undercoat followed by 1 coat of High Gloss. Galvanised Iron spouting and downpipes to receive 2 coats of Acrylic paint. One coat of sealer to fibrolite wall sheathing, soffit lining and gable ends, followed by one coat of P.V.A. plastic paint.

Interior:- Ceilings to bedrooms, hall and lounge, etc. to receive 2 coats of P.V.A. paint. All woodwork to above rooms etc. to receive 3 good coats of paint. Walls to same to receive 2 coats of P.V.A. plastic paint or flat enamel paint, paint to any approved colour.

In lieu of paint to walls in Bedroom, hall and lounge, paper will be supplied and fixed to the value of \$3.00 per standard roll. When papered all plaster joints, etc., to receive 1 coat of sealer. *By Owner MMF*

Doors - all interior hardboard doors to have standard paint finish to selected colours. Paint 3 coats of paint. Interior wardrobes, 1 coat of P.V.A. plastic paint.

Kitchen, Bathroom, Toilet and Laundry walls, ^{*Papered.*} Ceilings, and inside of cupboard doors, to receive 1 coat of sealer, 1 coat of enamel undercoat, *MMF* and 1 coat of approved enamel. Interior of all cupboards are unpainted.

ELECTRICIAN: (Note: owner must requisition for power supply in certain areas). All electrical work and installations to be executed by reputable and registered Contractors and the following details are standard. All circuits to be run in approved cable. Main switchboard located in back porch or alternate position decided by Contractor and serviced from outside of building. Sub-boards where required are to be located by the Contractor.

TOTAL of lights and power points are as follows:-

Interior ceiling or wall lights. (One to each room).	Number: 11	<i>MMF</i>
Power Points. (One to each main room, 2 to lounge & kitchen).	Number: 9	
T.V. Aerial Connector to lounge.		
Exterior lights. (One to front and rear entrances).	Number: 2	

Point for Hot Water Service.
Stove wiring for 4 plate supply.
(All lights complete with plain opal shades, except wall lights).
1 Hot Water element of 1000 watts. and thermostat supplied.
~~1 full size ATLAS 22½" Four-Plate Automatic Stove.~~ *By Owner MMF*

STANDARD FITTINGS AND FIXTURES SUPPLIED: *As per plan MMF*

KITCHEN: 5'6" Sink Bench Unit, 4 Drawers, 3 Cupboard Doors and chopping board.

MMF
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For KEITH HAY HOMES LIMITED.

.....
OWNER.

April 1974.

Dresser Units with Formica surfaced dresser top.

6'0" 4 Hung Doors.
4'6" 3 " "
3'0" 2 " "

Top Cupboards.

6'0" 4 Hung Doors & 2 Hardboard sliding doors below.
4'6" 3 " " " " " "
3'0" 2 " " " " " "
2'3" 2 " " " " " "

Floor to ceiling Pantry. 1'6" or 3'0". 1 door or 2 door.

" " " Airing Cupboard. 1 Door.

" " " Broom " 1 "

BATHROOM: Built-in Shaving Cabinet with mirror and accessory shelves, toilet roll fixture, towel rail, soap recesso, tooth brush rack, 2'6" wooden unit with Rickstan 'Marblelustre' top.

LAUNDRY: Wash tub with cupboard under, built-in ironing board where possible. Soap recesso over tub.

SUNDRY: Lockset to front, back and french doors. Tulip Style.

Latchsets to interior doors. Tulip Style.

~~Snibset to W.C. & Bathroom. Tulip Style.~~

Awning windows with C.P. catches. *Approved JMF Fastners. MMY*

1 1/4" Satin Chrome handles to cupboard

doors where applicable.

1 1/4" Satin Chrome recessed finger pulls to sliding doors.

BASE SHEATHING: ~~Base of dwelling to be sheathed with 3/16" or 1/4" flat asbestos cement sheets suitably battened at joints and corners. Fibrolite unpainted. Adequate ventilation to sub-floor.~~

STEPS: Pre-cast concrete treads with galv. steel stringers fitted to front/back door. Wooden steps to front/back door.

HANDRAILS:

LANDINGS/DECKS:

WASTE PIPES: Carry waste pipes from fittings to gulley traps with all necessary fittings, etc. to conform to any governing regulations or by-laws.

WATER CONNECTION: Run feeder supply from main supply in 1/2" copper or alkathene tube.

WATER SUPPLY:

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For KEITH HAY HOMES LIMITED.

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OWNER.

April 1974.

DRAINAGE:

~~Install complete sanitary and stormwater drainage system in accordance with best trade practice to the satisfaction of any governing authority.~~

By Order mmf

ELECTRICAL MAINS:

~~Electrical mains connected from switchboard to power point of entry on House. New overhead power connection from existing pole or road to point on House to a maximum distance of 60', generally installed free by Power Boards. No allowance for underground mains.~~

HEATING:

Install two only thermostatically controlled electric central heating units. Aireheat Model 2KW-W or similar.

FLOOR SANDING:

At completion all floors to be treated with electric sanding machine with a standard cut.
N.B. This is not suitable for polyurethane.

mmf
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For KEITH HAY HOMES LIMITED.

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OWNER.

April 1974.