

3560

FILE

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO:

3561

VALUATION NO: 07000/579.09

OWNER:

Coles

PROPERTY NO:

P17066

P29265

PROJECT LOCATION:

Te Weta Road

DESCRIPTION OF WORK:

Garage/Office

CHECK APPLICATION - BUILDING OFFICER:



DATE RECEIVED:

29-2-00

DUE DATE:

14-2-

DATE SUSPENDED:

INV 6/3

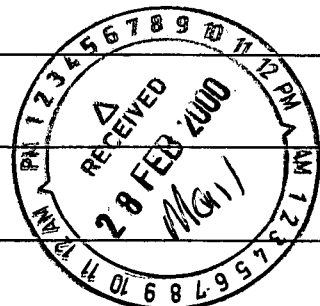
DATE ISSUED:

10-3-00

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration					
Building			15	1009	1003
Plumbing Drainage					
Geothermal D/Goods					
Environmental Health					

FEES

	Amount	Sign
Plan Review Fee		
Damage Bond		
Crossing Bond		
Water Connection		
Disconnection of Services		



200	a b c D e g h i j k	210	a b c f
	l m n O p q r s t f	211	a b c f
201	a b c d e g f	212	a f
202	a b f	213	a b c d e g h i j k
203	a f		l m n o p q r s f
204	f	214	a b f
205	a b f	215	a b c f
206	a b c f	216	a f
207	a f	217	a b f
208	a f	218	a b c d e g h i f
209	a f	219	f

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271. Keywords

272. References

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ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

Issue Document

Building Consent No:3561

Section 35, Building Act 1991

Issued:10Mar00

Project Information Memorandum No: 3560

Owner

MR THOMAS BASIL PINCKARD COLES
C/O LETTS BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Agent

LETTS BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Site Information

PROPERTY ID: 17066
ASSESSMENT NO: 07000/579.09
STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3
LEGAL DESCRIPTION: SECS 43 44 45 47 BLK V NGONGOTAHA SD

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): GARAGE/OFFICE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$14,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$258.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1256720 Date: 10Mar00 Amount: \$38.00
Receipt number: 628645 Date: 01Mar00 Amount: \$220.00

Building Consent: 3561

See attached page(s) for any other conditions.

Page : 1

1: Inspections Required

Excavation for foundations.

Reinforcing steel for foundations.

Bracing and fixing of subfloor framing members prior to subfloor cladding being fixed.

Bracing and fixing of framing members prior to any insulation being placed.

Framing timber required to have a specified moisture content.

Thermal insulation material.

At the completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 3484199.

The fixing of framing members prior to any lining being fixed.

2: Stormwater

All stormwater runoff from roof, driveways and paved areas shall be collected and piped to an approved soakhole.

3: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

4: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Officer shall not be deemed to have been approved.


Plumbing and drainage work to be carried out by licensed tradesperson only.

5: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING
CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND
INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE
OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

Signed for and behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: 

Date: 13/3/00

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 3567

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name Bazil Coles
Postal Address Waikite Valley
R.D.1 ROTORUA
Phone Number 07 3331531
Fax Number

2. CONTACT (If not owner)

Contact Name LETTS BUILDINGS
Postal Address P.O. Box 10117
Mt Maunganui
Phone Number 07 575 9649
Fax Number 07 575 8903

3. PROJECT LOCATION

Address: Te Weta Rd WAIKITE VALLEY

RECEIVED 20 FEB 2000
REFERRED TO [Signature]
07 407 55

4. LEGAL DESCRIPTION

Valuation Number <u>07000/579.09</u>		OFFICE USE ONLY COPY TO	
Property ID: <u>P17066</u>		INSTRUCTIONS:	
Lot(s) (Section) <u>43 44 45</u>	DP/S (Block) <u>✓</u>	Lot Area(s) m ² /ha	No. of new toilets/urinals

5. PROJECT

5.1 New Building <input checked="" type="checkbox"/>	5.2 Intended Life Indefinite but not less than 50 yrs <input checked="" type="checkbox"/>	5.3 Description of Work: <u>New garage/office</u>
Alteration <input type="checkbox"/>	or	5.4 Intended Use(s) (in detail) <u>Storage</u>
Relocation <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>14,000.00</u> (GST INCL)
Demolition <input type="checkbox"/>		

☒ Application for Building Consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner/owner's agent:

Signature: R. Campbell
Name: ROB CAMPBELL Date:
(PLEASE PRINT)

Office Use Only
TARGET DATE
1 / 1

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☐ Provision to be made for vehicular access, including parking and materials used. (To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)

Name: LETTS BUILDINGS

Address: P.O. Box 10-117 Pt M+ MAUNGANUI

Phone Number: Fax Number:

BUILDER

Name: LETTS BUILDINGS

Address: P.O. Box 10-117 Pt MAUNGANUI

Phone Number: Fax Number:

DRAINLAYER

Name: Reg. No.

Address:

Phone Number: Fax Number:

PLUMBER

Name: Reg. No.

Address:

Phone Number: Fax Number:

If more than number allowed for, please provide details on a separate sheet.

14.	
Floor Area of Proposed Work	Area square metres 54m ²
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

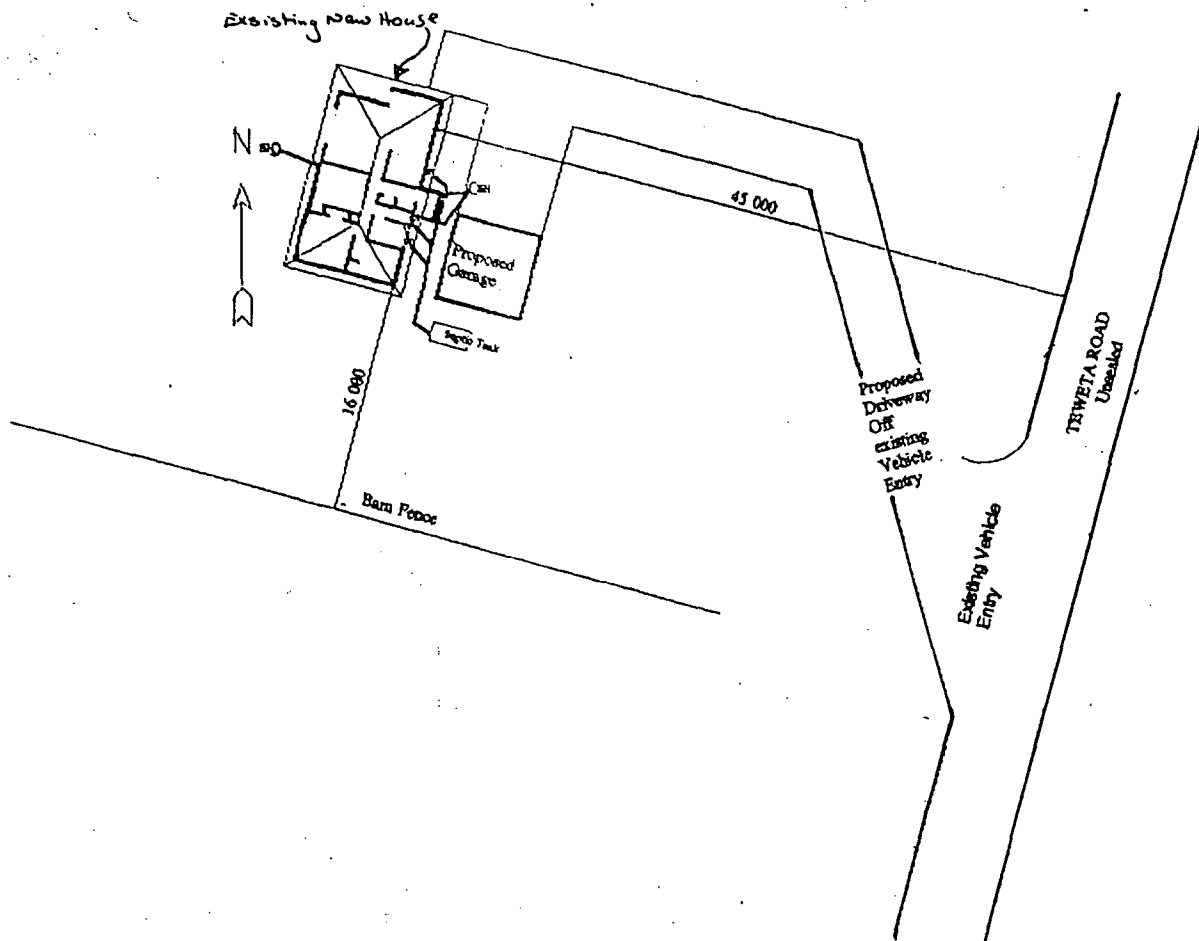
FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review <i>5628645</i> <i>113</i>	<i>220</i>	<i>—</i>
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	<i>38</i>	<i>—</i>
Earthquake Damage Deposit		
Crossing Deposit		
BRANZ Levy		
B.I.A. Levy		
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL	<i>38</i>	<i>—</i>

CONSENT ISSUE AUTHORITY	
Receipt No.	<i>1256720</i>
Date of Issue	<i>10-3-00</i>
Authorised By	<i>[Signature]</i>
Date authorised	<i>10-3-00</i>

REFERRALS	
SENT	RETURNED
Structural	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning		
Health		
P & D		
Trade Waste		
Rec & Com		
DG/GEO		
Res Eng		
Building		
Structural		



PLANS APPROVED SUBJECT TO ALL
 REQUIREMENTS OF THE BUILDING ACT
 1991 BEING FULLY COMPLIED WITH
 13.3.00
 Consent Number 3561

Scale 1:500



HODGES CONSTRUCTION LTD
 55 FAIRY SPRINGS RD, ROTORUA
 P O BOX 473 ROTORUA
 PH 07 347 6333

PROPOSED Garage/office

DESIGN Grenadier Enhanced

B & R Coles
 N & K Riley
 620 Teneta Rd, Waikite Valley

DRAWING Site & Drainage

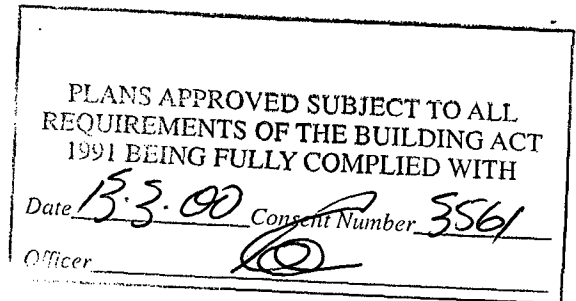
FLOOR AREA 54.42

TRUSS DESIGN CRITERIA

Customer name : GARAGE TRUSSES
SPAN 3600m - 9000m

Site address :

DESIGN CRITERIA



Roofing - Longrun
Ceiling - Nil-Comm./Industrial
Top chord restraints - 900 mm
Bottom chord restraints - 1800 mm
Standard truss spacing - 2400 mm
Standard roof pitch - 14.00 deg

Design wind speed - 34 m/s
Region - III
Terrain category - 3.0
Building height - 3 m
Shielding Classification - Full
Topographic Classification - T3
Internal pressure coefficient - 0.3

The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
NZ3603 : 1993 Timber Design
AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

These trusses should be erected and braced in accordance with the recommendations shown in Pryda Systems Roof Truss Erection Manual.

Fabricator name : LETTS BUILDINGS LTD

We confirm that the trusses for this project have been manufactured in accordance with the specifications provided by Pryda Truss Systems.

Signed : *R. Olson*
Date : 12-6-98



Letts

BUILDINGS

13 Owens Place
Mt Maunganui
P.O. Box 10-117
Phone 07 575 9649
Fax 07 575 8903

PROPOSED * GARAGE / WORKSHOP; SINGLE GARAGE; DOUBLE GARAGE

FOR: BRZIL COLES.

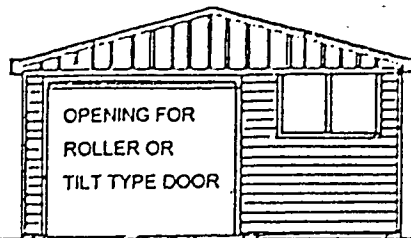
OF:

LOT No:

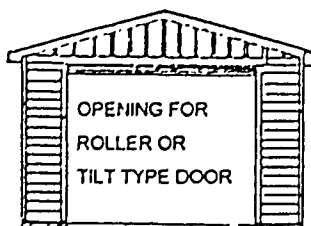
D.P.S.:

VAL. ROLL No

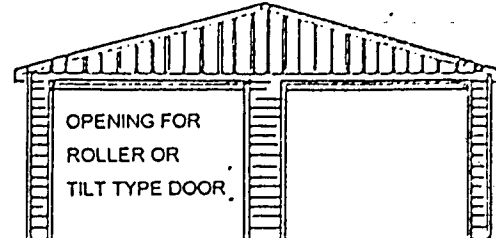
GARAGE / WORKSHOP



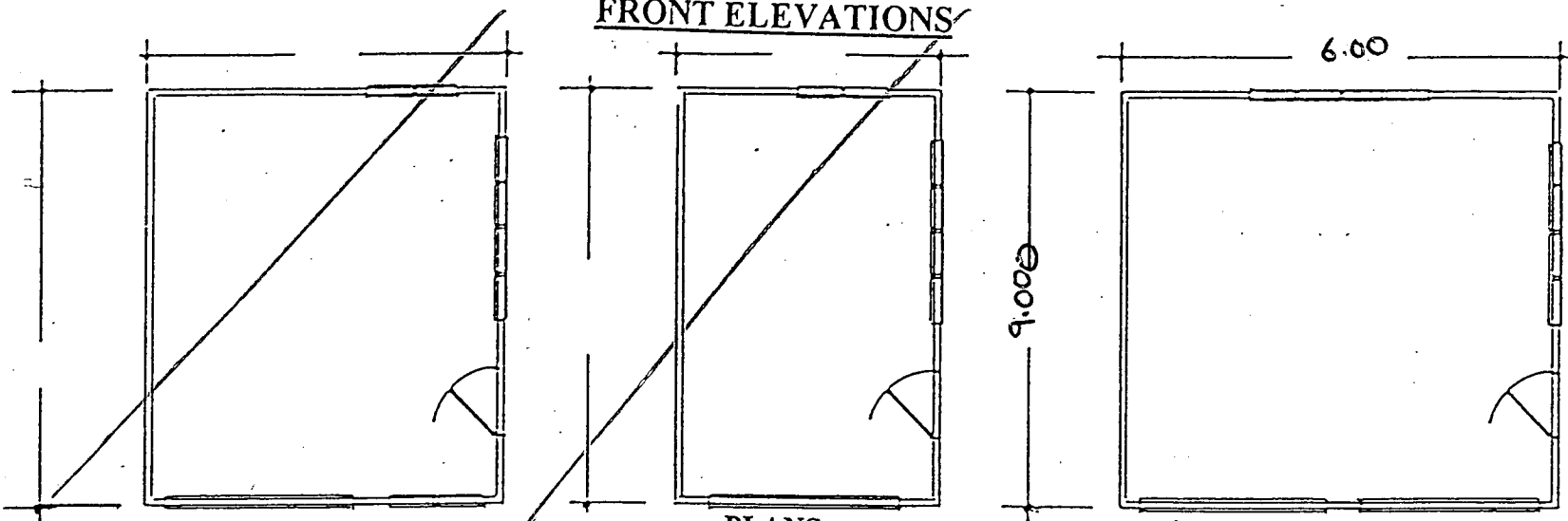
SINGLE GARAGE



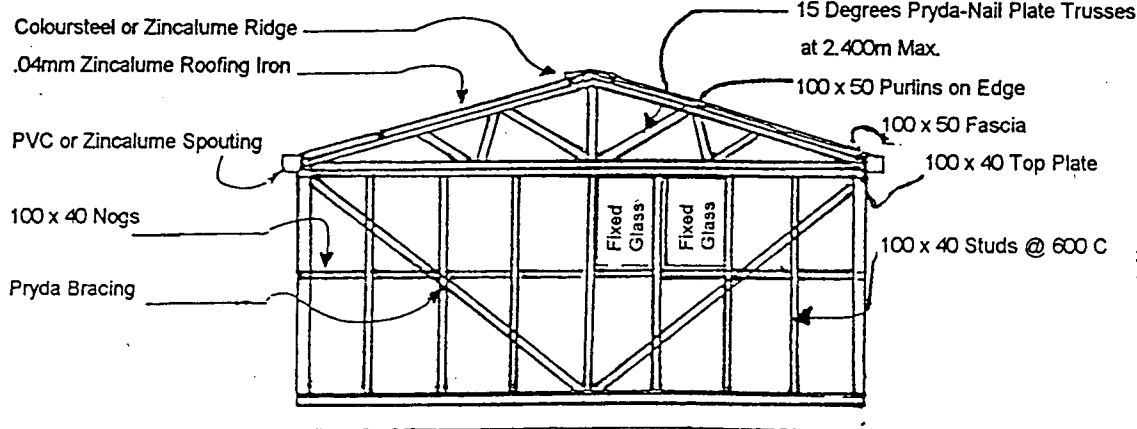
DOUBLE GARAGE



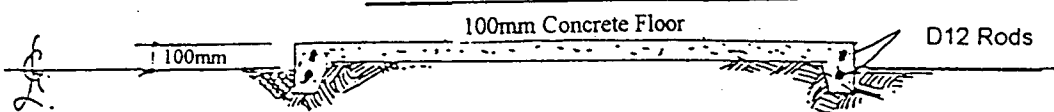
FRONT ELEVATIONS



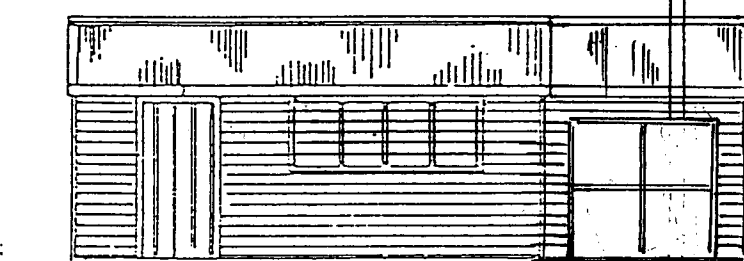
PLANS



TYPICAL CROSS-SECTION



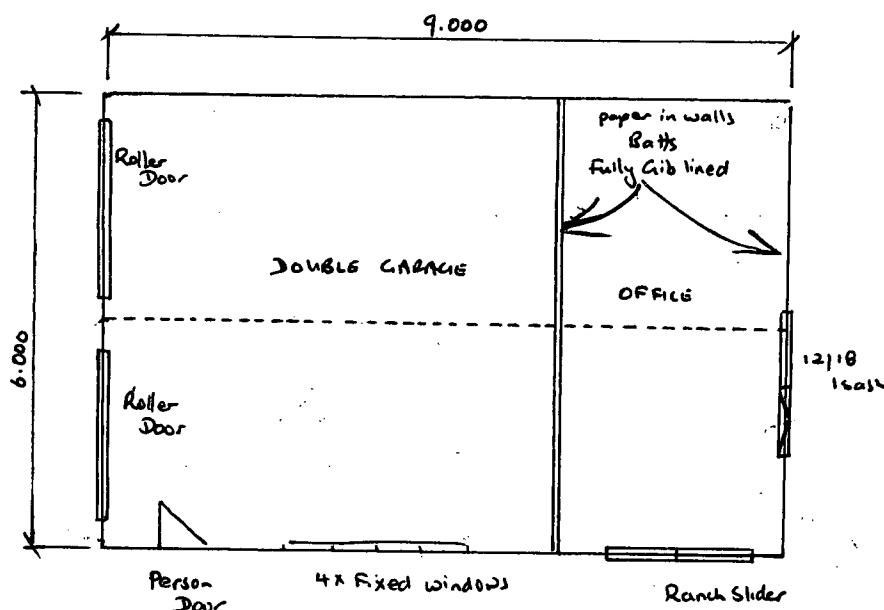
CONCRETE FLOOR



TYPICAL SIDE ELEVATION GENERAL SPECIFICATION

As per NZS 3604

Truss Design	-- Pryda Design	[Sheet 2]
Wall Bracing	-- Branz	[Sheet 3]
Roof Bracing	-- Peter Eward	[Sheet 4]
Concrete Pads	-- Branz	[Sheet 5]



PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH
Date 15/3/00 Consent Number 5561
Officer [Signature]

B.C. 3561

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

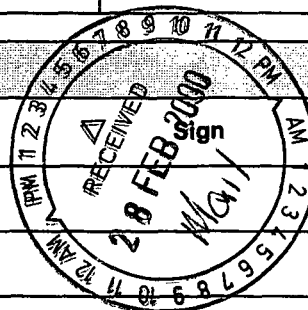
APPLICATION NO: 3560 VALUATION NO: 07000/579.09
 OWNER: Coles PROPERTY NO: PT7066 P29265
 PROJECT LOCATION: 621 Te Weta Road
 DESCRIPTION OF WORK: New Garage/Office
 CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: <u>29-2-00</u>	DUE DATE: <u>14-3-00</u>
DATE SUSPENDED:	DATE ISSUED: <u>10-3-00</u>

PROCESSING	REVIEW	DATE	TIME TAKEN
Hazard <i>Drawings</i>	<i>GLL</i>	<i>01/03</i>	<i>20</i>
Administration	<i>LS</i>	<i>1-3</i>	<i>10</i>
Planning <i>Rural A</i>	<i>MAC</i>	<i>3/3/00</i>	<i>20</i>
Building			
Plumbing/Drainage			
Pollution Control	<i>RD</i>	<i>10.3.00</i>	<i>5</i>
Geothermal / Dangerous Goods	<i>WZ</i>	<i>9.3.2000</i>	<i>10</i>
Resource Engineers	<i>[Signature]</i>	<i>7.3.00</i>	<i>5</i>
Environmental Health	<i>AJ</i>	<i>8/3/00</i>	<i>5</i>
Recreation and Community	<i>210</i>	<i>8-3-00</i>	<i>5</i>

FEES

	Amount
PIM Fee <i>5628645 1/3</i>	<i>\$187.50</i>
Damage Bond	
Crossing Bond	
Water Connection	
Disconnection of Services	



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

- | | | | |
|---|---|-----|---|
| 100 | a b c <input checked="" type="checkbox"/> d e f | 111 | a b f |
| 101 | <input checked="" type="checkbox"/> a b c d e g h i j k l | 112 | a b f |
| | m n o p q r f | 113 | a b c d e g h i j k |
| 102 | a b c d e g h i j k f | | l m n o p q r s t u |
| 103 | a b c d e g h i j k m | | v w x y z f |
| | l n o f | 114 | a b c d e f f |
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| 105 | a f | 116 | a b c f |
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| | l n o p q f | 118 | a b f |
| 107 | a b c d e g h i j k m | 119 | a b c d f |
| | l n f | 120 | a f |
| 108 | a b f | 121 | a f |
| 109 | a b c f | 122 | a b c d f |
| 110 | a b f | 123 | a b f |
| | | 124 | <input checked="" type="checkbox"/> a <input checked="" type="checkbox"/> F |

FREE TEXT:

12A *7) Please provide details on which allotment that the garage is to be built. The site plan does not show all the boundaries so it is difficult to see which ~~area~~ lot it is located on.*

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

Issue Document

Project Information Memorandum No:3560

Section 31, Building Act 1991

Received:01Mar00

Issued:10Mar00

FILE

Owner

MR THOMAS BASIL PINCKARD COLES
C/O LETTS BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Agent

LETTS BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Site Information

PROPERTY ID: 17066
ASSESSMENT NO: 07000/579.09
STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3
LEGAL DESCRIPTION: SECS 43 44 45 47 BLK V NGONGOTAHA SD

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): GARAGE/OFFICE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$14,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$187.50

PAYMENTS RECEIVED TO DATE:

Receipt number: 628645 Date: 01Mar00 Amount: \$187.50

1: This P.I.M. is:

Notification that other authorisations must be obtained before the building work may be undertaken.

2: Special Features of Land

No information concerning special features of the land has been identified.

3: Environmental Health

During the construction phase of this development the Consent Holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from construction, maintenance and demolition work.

These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K noise standards.

4: Public Utility Systems

The proposed building work is to be sited on land which the Council has identified as having no public utility system for potable water.

The proposed building work is to be sited on land which the Council has identified as having no public utility system for effluent disposal.

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

5: Insufficient Information

The information provided with this application for a Project Information Memorandum is insufficient to determine whether or not the proposed building work is a permitted activity under the Rotorua District Plan or requires a land use consent. It will be necessary to obtain a Certificate of Compliance (section 139 RMA) or a land use consent.

Please provide details on which allotment that the garage is to be built. The side plan does not show all the boundaries so it is difficult to see which lot it is located on.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipelines or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about the restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Sutton Position: Administration - Building

Signed:  Date: 10/3/00

Rotorua District Council Services Plan

Valuation No.	7000/579.09
Lot No.	sec 43,44,45,47
D.P.	
Blk	
S.Blk	V NGONGOTAHA S.D.
Street No.	620 Scale 1 : 15000



No Council Services in this area.

CAUTION

This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services ONLY. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan.

Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation.

Verify locations prior to excavating with machinery. A Street Opening Permit is required for excavation work within the road reserve.

Warning : Check for other underground services.

This plan was issued on 01/09/1999.

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 3560



PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name	Bazil Coles
Postal Address	Waikite Valley R.D.1 Rotorua
Phone Number	07 3331531
Fax Number	

2. CONTACT (If not owner)

Contact Name	LETTS BUILDINGS
Postal Address	P.O. Box 10117 Mt Maunganui
Phone Number	07 575 9649
Fax Number	07 575 8903

3. PROJECT LOCATION

Address:	Te Weta Rd WAIKITE VALLEY
----------	---------------------------

RECEIVED 23 FEB 2000

REFERRED TO

029 407 55

4. LEGAL DESCRIPTION

Valuation Number	07000/\$79.09	Property ID:	P17066
Lot(s) (Section)	43 44 45 47	DP/S (Block)	✓
Lot Area(s) m²/ha		No. of new toilets/urinals	

OFFICE USE ONLY COPY TO

INSTRUCTIONS:

5. PROJECT

Ngungotaka SD

5.1 New Building	<input checked="" type="checkbox"/>	5.2 Intended Life		5.3 Description of Work:	New garage/office
Alteration	<input type="checkbox"/>	Indefinite but not less than 50 yrs	<input checked="" type="checkbox"/>	5.4 Intended Use(s) (in detail)	
Relocation	<input type="checkbox"/>	or			Storage
Demolition	<input type="checkbox"/>	Specified as	<input type="checkbox"/> yrs	5.5 Estimated Value: \$	14,000.00

☒ Application for Building Consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum. \$187.50

Signed by the owner/owner's agent:

Signature:

R. G. Campbell

Name:

ROB CAMPBELL

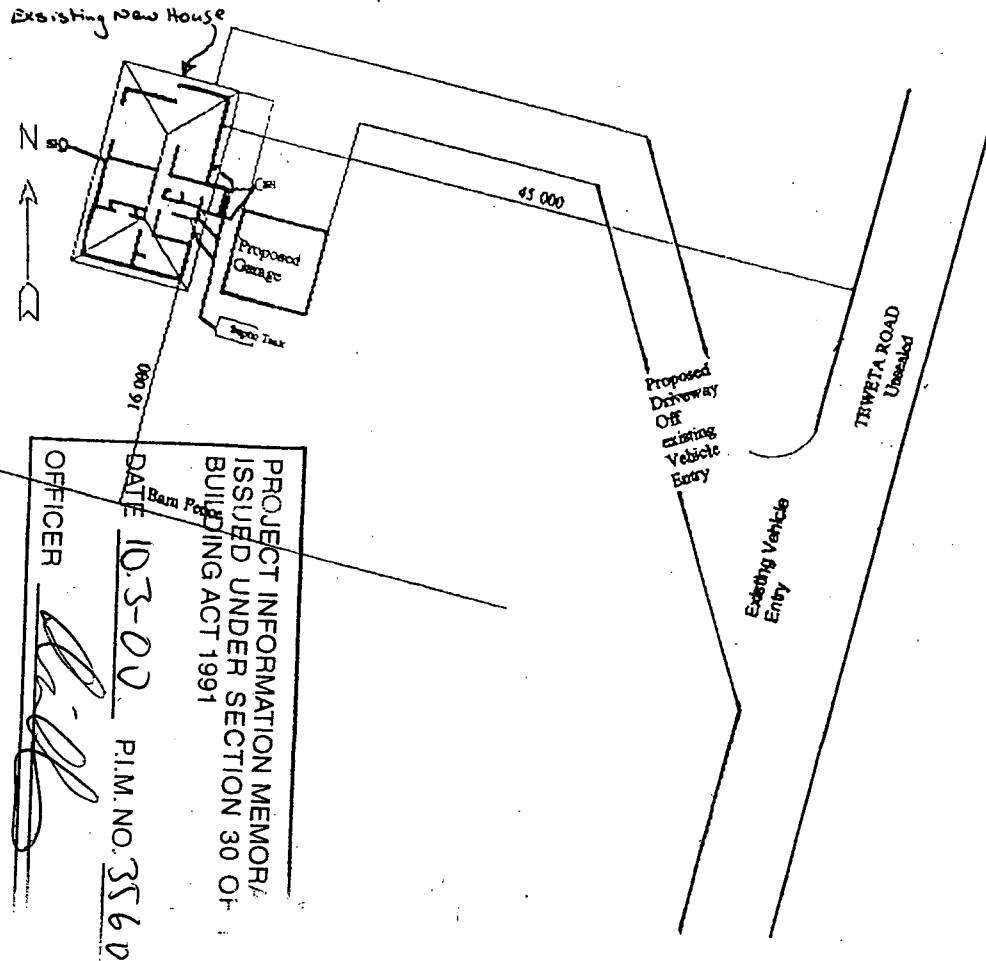
Date:

(PLEASE PRINT)

Office Use Only
TARGET DATE

/

/



Scale 1:500



HODGES CONSTRUCTION LTD
35 FAIRY SPRINGS RD, ROTORUA
P O BOX 473 ROTORUA
PH 07 347 6833

PROPOSED Garage/office

DESIGN Grenadier Enhanced

B & R Coles
N & K Riley
620 Teweta Rd, Waikite Valley

DRAWING Site & Drainage

FLOOR AREA 54m²

TRUSS DESIGN CRITERIA

Customer name : GARAGE TRUSSES
SPAN 3600m - 9000m

Site address :

DESIGN CRITERIA

Roofing - Longrun
Ceiling - Nil-Comm./Industrial
Top chord restraints - 900 mm
Bottom chord restraints - 1800 mm
Standard truss spacing - 2400 mm
Standard roof pitch - 14.00 deg

Design wind speed - 34 m/s
Region - III
Terrain category - 3.0
Building height - 3 m
Shielding Classification - Full
Topographic Classification - T3
Internal pressure coefficient - 0.3

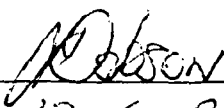
The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
NZ3603 : 1993 Timber Design
AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

These trusses should be erected and braced in accordance with the recommendations shown in Pryda Systems Roof Truss Erection Manual.

Fabricator name : **LETTS BUILDINGS LTD**

We confirm that the trusses for this project have been manufactured in accordance with the specifications provided by Pryda Truss Systems.

Signed : 
Date : 12-6-98



Letts

BUILDINGS

13 Owens Place
Mt Maunganui
P.O. Box 10-117
Phone 07 575 9649
Fax 07 575 8903

PROPOSED * GARAGE / WORKSHOP; SINGLE GARAGE; DOUBLE GARAGE

FOR: BRZIL COLES

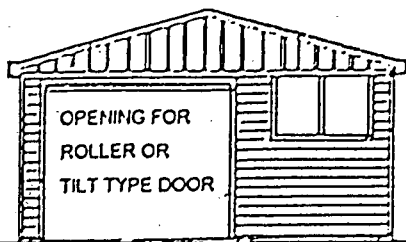
OF:

LOT No:

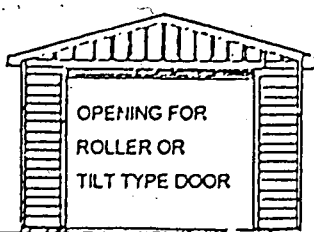
D.P.S.:

VAL. ROLL No

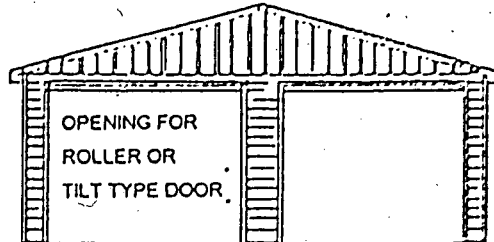
GARAGE / WORKSHOP



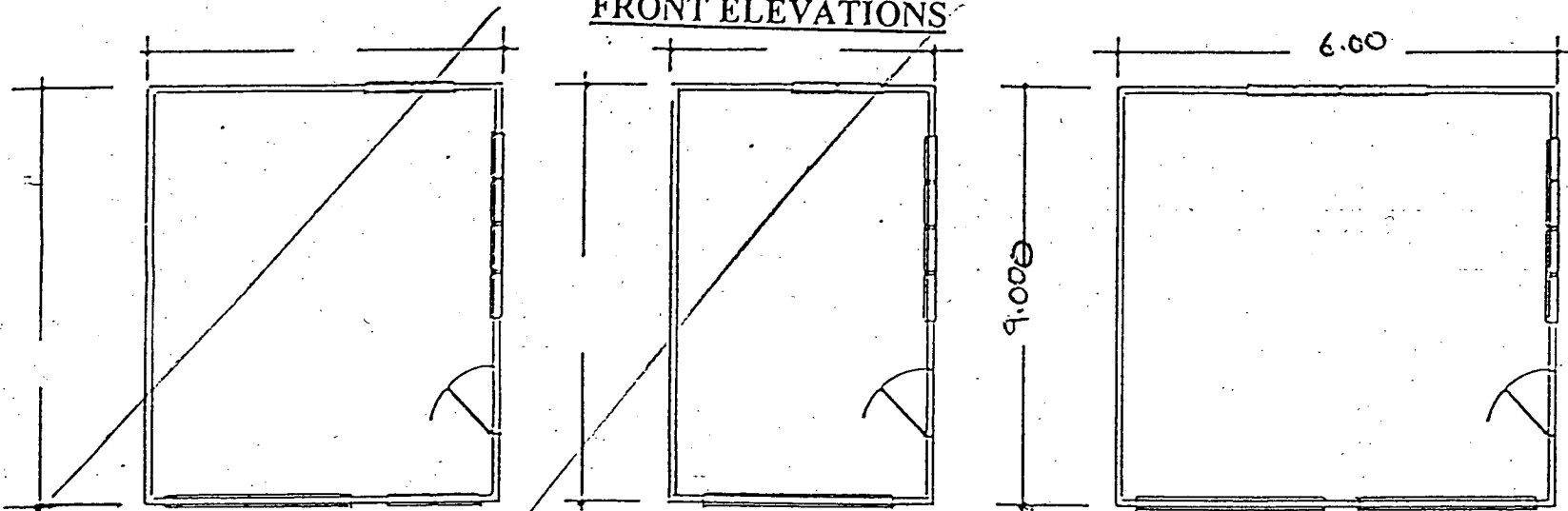
SINGLE GARAGE



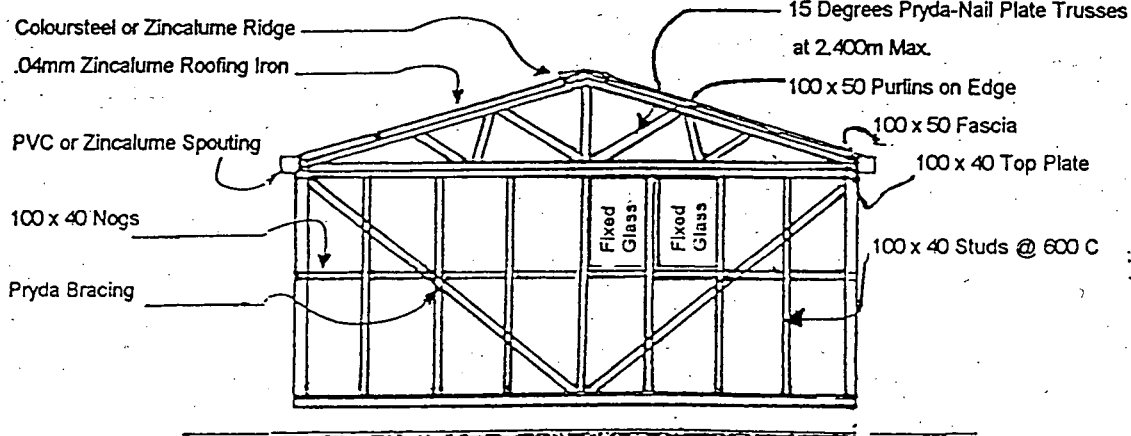
DOUBLE GARAGE



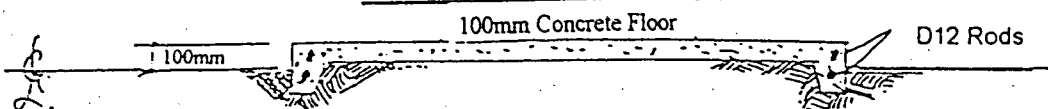
FRONT ELEVATIONS



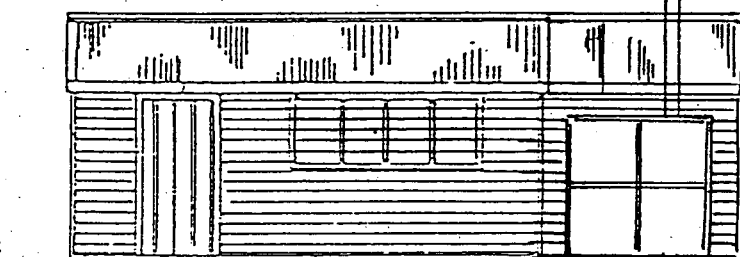
PLANS



TYPICAL CROSS-SECTION



CONCRETE FLOOR



TYPICAL SIDE ELEVATION

GENERAL SPECIFICATION

As per NZS 3604

Truss Design -- Pryda Design

[Sheet 2]

Wall Bracing -- Branz

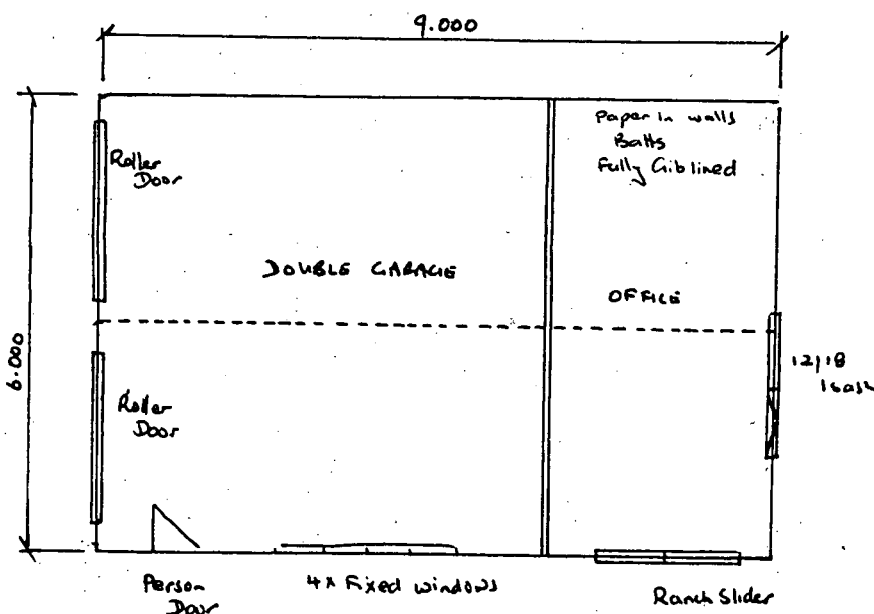
[Sheet 3]

Roof Bracing -- Peter Eward

[Sheet 4]

Concrete Pads -- Branz

[Sheet 5]



PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 10-3-00 P.I.M. NO. 3560

OFFICER [Signature]

REPORT ON BRACING TESTS ON WALLS LINED WITH TRIMKID ON ONE SIDE
27 April 1998

Results
Bracing values (calculated as shown in Appendix A) are summarised in Table 1. The evaluation followed the outlined in BRANZ Technical Recommendation No. 10, "Supplement to P21: An evaluation method of P21 with NZS 3604:1990."

Note that for use with NZS 3604, the bracing rating for the 3.6 m high walls must be adjusted by $\frac{1}{3}$ in accordance with clause Appendix K7. For specific design applications 20 bracing 3.6 units is equivalent to 1 kN.

DESIGN CRITERIA

Customer name: GARAGE TRUSSES
SPAN 3600m - 9000m

Site address :

Roofing - Longrun
Ceiling - Nil-Comm./Industrial
Top chord restraints - 900 mm
Bottom chord restraints - 1800 mm
Standard truss spacing - 2400 mm
Standard roof pitch - 14.00 deg

Design wind speed - 34 m/s
Region - III
Terrain category - 3.0
Building height - 3 m
Shielding Classification - Full
Topographic Classification - T3
Internal pressure coefficient - 0.3

The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
NZ3603 : 1993 Timber Design
AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

These trusses should be erected and braced in accordance with the recommendations shown in Pryda Systems Roof Truss Erection Manual.

Fabricator name : LETTS BUILDINGS LTD

We confirm that the trusses for this project have been manufactured in accordance with the specifications provided by Pryda Truss Systems.

Signed : [Signature]
Date : 12-6-98

Table 1
Summary of Panel Bracing Strengths

Test Series	Wall dimension (m)	Sheet orientation	Bracing units per panel		Bracing units per metre	
			Wind	Earthquake	Wind	Earthquake
1	2.4 x 2.4	Vertical	90	77	37	32
2	3.6 x 3.6	Vertical	107	94	30	26

6. ATTACHMENTS

Figure 1 Test Setup, 2.4 x 2.4 m walls
Figure 2 Test Setup, 3.6 x 3.6 m walls
Figure 3 Trimkid profile dimensions

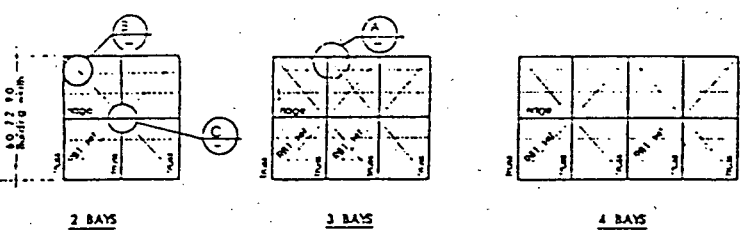
Appendix A: Calculation Sheets for Evaluation of Test Data to NZS 3604:1990
Full load reversal cyclic protocol.
Test Photographs.
Indicative load/displacement graphs produced during tests.

[Signature]
Julian McKean

Structures Laboratory Supervisor

[Signature]
Roger Shelton

Structural Research Engineer
FOR THE ASSOCIATION



STANDARD ROOF BRACING LAYOUT

Refer to table F for number of RB1 braces per set.

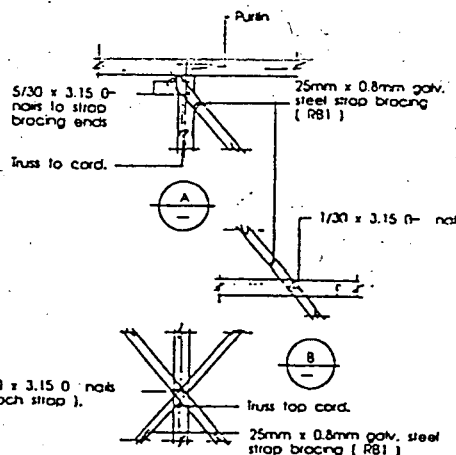


Table E - No. of RB1 Braces per Set

Wind type	Building width	2.4m			3.6m			4.8m		
		No. of Braces	No. of Braces	No. of Braces	No. of Braces	No. of Braces	No. of Braces	No. of Braces	No. of Braces	No. of Braces
low	2	1	1	1	1	1	1	2	2	1
	3	2	2	2	2	2	2	2	2	2
	4	2	2	2	2	2	2	3	3	2
medium	2	2	2	1	2	2	2	2	2	2
	3	2	2	2	2	2	2	3	3	2
	4	3	3	2	3	3	3	3	3	3
high	2	2	2	2	2	2	2	3	2	2
	3	2	3	3	2	2	2	4	3	3
	4	3	3	3	3	3	3	5	4	4
very high	2	3	2	2	3	3	2	3	3	3
	3	4	3	3	4	4	3	5	4	4
	4	5	4	4	5	5	4	6	5	5

NOTE:
1. 1/RB1 brace shown refer to table F for number of RB1 braces per set based on building size and wind type.

[Signature]
12 Jun 96

Peter W.M. Ewart
BRANZ
Consulting Engineer and Architect

7, North Avenue
Invercargill, N.Z.
Phone (07) 571 1963
Fax (07) 571 1365

LETTS BUILDINGS - STANDARD IMPLEMENT SHED
ROOF BRACING (RB1) DETAILS

DRAWN: CMA 12/4/96
CHECKED: [Signature]

Job No. 2715
SHEET 5

P29265

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 [REDACTED] Fax 07-349 0993

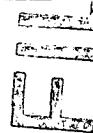


Issue Document CODE COMPLIANCE CERTIFICATE No. 3561

Section 43(3), Building Act 1991

Issued: 10/03/2000

Building Consent No: 3561



Owner

MR THOMAS BASIL PINCKARD COLES
C/O LETTS BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Agent

LETTS GARAGES & FARM BUILDINGS
P O BOX 10117
MOUNT MAUNGANUI 3030

Site Information

PROPERTY ID: N/A
ASSESSMENT NO: 07000/579.09 ✓
STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3221
LEGAL DESCRIPT: LOT 1 DPS, 84898

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): GARAGE/OFFICE
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1

Fees

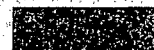
There are no outstanding fees.

Noted

FINAL CODE COMPLIANCE CERTIFICATE: 3561

Page : 1

See attached page(s) for any other conditions.



This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp [Signature] Date: 8/4/2004

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 3561 Date Consent Issued: 10-3-00OWNER: ColesBUILDER: Letts Building621
SITE: Te Weta Road

PLUMBER: _____

VALAUTION NO: 07000/579.09

DRAINLAYER: _____

FILE NO: P29265LOT NO: 5DESCRIPTION OF PROPOSED WORK: Garage/Office

DATE	INSPECTION REPORTS	TIME
17/3/2000	FOOTING: boundaries ok good bearing, two D 12's in the base with polystyrene load. Ok to pour.	70
4/4/2000	PEELINE - moisture content to framing all complies, fixings all in place. Batt insulation fitted to wall and roof spaces.	
5/10/2000	DRAIN - laid in upvc to fall connected to existing septic tank. Plan received. Ok to back fill.	
31-3-01	letter sent. Bottom plates stopped down. trusses fixed to top plate with truss straps. Ok to issue C.C.C.	
8-4-01	C.C.C. ISSUED - No fee - Start (Jules)	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> Interim / Full Code Compliance Certificate Sign: <u>[Signature]</u> Date: <u>7-4-01</u> </div>		

31 March 2004

File Ref: P29265

Doc No: OW-18739

Mr Thomas Coles
621 Te Weta Road
Waikite Valley RD 1
ROTORUA

Dear Sir

BUILDING CONSENTS NO: 3561
ADDRESS: 621 TE KOPIA ROAD
PROJECT: GARAGE / OFFICE

Our records show that the abovementioned Building Consent has not been signed off as completed. Section 41 of the Building Act 1991 allows for the cancellation of Building Consents where no reasonable progress has been made on the work over a 12 month period. We are now considering the cancellation of the balance of the outstanding work that has not been recorded.

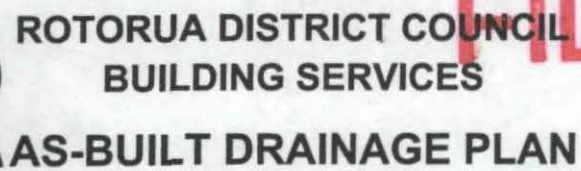
If for some reason the work has previously been completed but our records are incomplete, then you need to produce the owner's copy of the inspection card as evidence, or some other such evidence that a final inspection has been carried out.

If the work has been recently completed or is still ongoing, then you need to contact the Building Section so that an inspection and evaluation of the work can be made and discussed with yourselves.

You should also be aware that in some cases because of the time lag in not getting the work signed off, it may not now be possible to actually sign off the work as completed or issue a Code Compliance Certificate. This Notice is valid for 28 days from the date of issue, after which you will receive a final Notice advising of the cancellation of all or the balance of the outstanding work.

Yours faithfully

Allan Hoffman
Building Officer



CONSENT No: 3561. P. 29265.
OWNERS NAME: Coles.
ADDRESS: 618 TE WETA RD
DRAINLAYER: CHEATER BROS
SIGNATURE: SBL DATE: 5/10/00

