

BUILDING CONSENT NO: 98/1755

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY:

ROTORUA DISTRICT COUNCIL

(Insert a cross in the box)

Attach relevant documents).

APPLICANT

BC

98-1755

Name: R RUTLEDGE & S BIELBY

Mailing Address:
170 KAWAHA POINT ROAD
ROTORUA**PROJECT LOCATION**Street Address:
170 KAWAHA POINT ROAD
ROTORUA**LEGAL DESCRIPTION**Property Number: 04956
Valuation Roll Number: 06542/586.00
Lot: 2 DP: 47200
Section: Block:
Survey District:**COUNCIL CHARGES**

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: \$ 0.00

ALL FEES ARE G.S.T. INCLUSIVE

PROJECT**FILE**

All

Stage No ☒ of an intended stagesNew Building ☐Alteration ☐

Intended Use(s) (in detail):

GARAGE / CARPORT
CARPORT

Intended Life:

Indefinite, but not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: \$ 8,000.00

Signed for and on behalf of the Council:

Name: 

Position: Admin - Building

Date: 28/5/99

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached _____ pages, headed "Conditions of Building Consent No /"

BUILDING CONSENT NO:

98/1755

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: R RUTLEDGE & S BIELBY Mailing Address: 170 KAWAHA POINT ROAD ROTORUA	All FILE <input type="checkbox"/> Stage No <input checked="" type="checkbox"/> of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): GARAGE / CARPORT CARPORT Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/> Estimated Value: \$ 8,000.00
Street Address: 170 KAWAHA POINT ROAD ROTORUA	
LEGAL DESCRIPTION Property Number: 04956 Valuation Roll Number: 06542/586.00 Lot: 2 DP: 47200 / Section: Block: Survey District:	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>Stelly</u> Position: <u>3468666</u> <u>619 p128</u> Date: <u>10/9</u>

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached _____ pages, headed "Conditions of Building Consent No _____"

CODE COMPLIANCE CERTIFICATE NO:

98/1755

FILE

Section 43(3), Building Act 1991

ISSUED BY **ROTORUA DISTRICT COUNCIL**

P04956

BUILDING CONSENT NO: 98/1755

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Street Number:
Stage No of: of an intended stages	R RUTLEDGE & S BIELBY
New or relocated building <input checked="" type="checkbox"/>	170 KAWAHA POINT ROA
Alteration <input type="checkbox"/>	ROTORUA
Intended use(s) (in detail): GARAGE / CARPORT CARPORT	LEGAL DESCRIPTION
Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	Property Number: 04956
Specified as years <input type="checkbox"/>	Valuation Roll Number: 06542/586.00
Demolition <input type="checkbox"/>	Lot: 2 DP: 47200
	Section: Block:
	Survey District:

This is:



A final code compliance certificate issued in respect of all of the building work under the above building consent



An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.



This certificate is issued subject to the conditions specified in the attached _____ page(s) headed "Conditions of Code Compliance Certificate No _____" (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

No Fees

Signed for and on behalf of the Council:

Name:

Position:

Admin Officer - Building

Date:

27 / 12 / 2000

BUILDING SERVICES

FIELD INSPECTION CARD

Application No:

98 | 1755

Date Consent Issued:

285.99

OWNER: D

2. Rutledge / Bielby

BUILDER:

SITE:

170 Kawaha Point Rd

PLUMBER:

VALAUTION NO:

$$06542 \mid 586.00$$

DRAINLAYER:

FILE NO:

P04956

LOT NO: 2

2 Ops 47200

DESCRIPTION OF PROPOSED WORK:

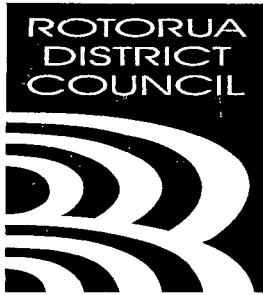
CK:
Carport

[illegible]

TIME

Signed:

M. A. Jowett



UNDERTAKING AS TO CORRECT SITING OF BUILDING

This form should be completed and available for collection by the Building Officer when the footing inspection is carried out.

Consent No: 98 / 1755

Valuation No: 06542 / 586 / 00

Name: R. Rutledge / Bulby.

BUILDER / OWNER [delete that which does not apply]

I hereby certify that I have checked that the building currently being constructed at 170 Kawaha Pt. Rd (address of property) is the correct distance from the legal site boundaries as per the building consent plans approved by Council.

Signature: 

Date: 12-7-99

POL-956

BUILDING CONSENT PROCESSING SHEET

CONSENT NUMBER: 60/98/

1755

DATE RECEIVED:

2/11/98

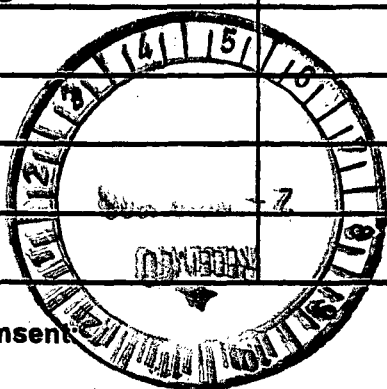
SITE ADDRESS

170 Kawahara Point Rd

INSU

4/5

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appln - Bldg Officer	2	2/11	Hours ____ Min. ____		
Prepare File & Data Entry			Hours ____ Min. 15	LS	3.11.98
C.P.C. Planning <i>Res.B.</i>	A/W	3/11/98	Hours ____ Min. ____	A/W	4.5.99
Drafting			Hours ____ Min. 10	CRB	2.6.99
Controlled Activity / Resource Consent			Hours ____ Min. ____	A/W	4.5.99
Building Officer			Hours ____ Min. ____	WJA	4/11/98
Plumbing & Drainage	10/1	4/11	Hours ____ Min. 5	WJA	4.5.99
Pollution Control Officer			Hours ____ Min. ____		
Dangerous Goods/Geoth			Hours ____ Min. ____		
Resource Engineer			Hours ____ Min. 10	WJA	5.11.98
Environmental Health			Hours ____ Min. ____		
Recreation & Community			Hours ____ Min. ____		
Fees			Hours ____ Min. ____		
Disabled Facilities			Hours ____ Min. ____		
Update Date Entry			Hours ____ Min. ____		
Issue Tax Invoice			Hours ____ Min. ____		
Issue Building Consent			Hours ____ Min. ____		
Fax Costs			Hours ____ Min. ____		
Land Fill					
Flood Prone					
			Hours ____ Min. ____		
Resource Consent					
Activity: Controlled/Discretionary/Non-Complying					
Requested:					
Received:	Waiting for further info/Donna:		Approval/John:		



FILE

11 December 1998

Please Quote: P04956

Doc No: 105325

R Rutledge & S Bielby
170 Kawaha Point Road
ROTORUA

Dear Sir/Madam

BUILDING CONSENT: 60-98-1755
PROPOSED: CARPORT
STREET ADDRESS: 170 KAWAHA POINT ROAD, ROTORUA

It has been noted that your application for the above building consent has been held in this office since 2 November 1998.

A letter was sent to you on 5 November 1998 requesting further information (copy enclosed), to which no reply has yet been received.

Accordingly, please now advise whether or not you intend to proceed with this application. If so, please provide the information requested within two weeks to enable your application to be processed and issued.

Yours faithfully

Pat Lawrence
Building Controls Manager

Encl.

Awaiting Neighbours
Consent -
Please give till
March.
10/12.

05 November 1998

Please Quote: P04956

Doc. No: 102345

R Rutledge & S Bielby
170 Kawaha Point Road
ROTORUA

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPL NO. 98/1755 - PROPOSED CARPORT
STREET ADDRESS - 170 KAWAHA POINT ROAD

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Planning:

A Resource Consent is required for the encroachment by the proposed carport into the 2.5m rear site yard. Please fill out the enclosed forms and return them to the Council so that the processing of this Resource Consent can begin.

Plumbing and Drainage:

Registered drainlayer to be nominated on consent form who is to install stormwater disposal.

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

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

P. Lawrence
Building Control Manager



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

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

APPLICATION NUMBER

98/1755

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name <u>S.J. BIELBY + R.W. RUTLEDGE</u>	Contact Name <u>Same</u>
Postal Address <u>170 Kawaha Pt Rd</u> <u>Rotorua</u>	Postal Address
Phone Number <u>350 2255</u>	Phone Number
Fax Number <u>350 2266</u>	Fax Number

3. PROJECT LOCATION

Address: 170 Kawaha Point Rd

4. LEGAL DESCRIPTION

Valuation Number <u>6542/506</u>		OFFICE USE ONLY Property ID: <u>P04956</u>	
Lot(s) (Section) <u>2</u>	DP/S (Block) <u>47200</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 type="checkbox"/> or Specified as <input type="checkbox"/> yrs	5.3 Description of Work: <u>Carport</u>
Alteration <input type="checkbox"/>		5.4 Intended Use(s) (in detail) <u>Carport</u>
Relocation <input type="checkbox"/>		5.5 Estimated Value: \$ <u>8000.00</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: Bielby

Name: BIELBY

(PLEASE PRINT)

Date: 2/11/98

Office Use Only

TARGET DATE

16/11/98

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 watermains.
- (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:

Graeme Sawell

Address:

Phone Number:

Fax Number:

BUILDER

Name:

Lee Pinford

Address:

Phone Number:

Fax Number:

DRAINLAYER*Subcontractor*

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
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. <i>36</i>
Other Buildings	sq.m.
Total	sq.m.

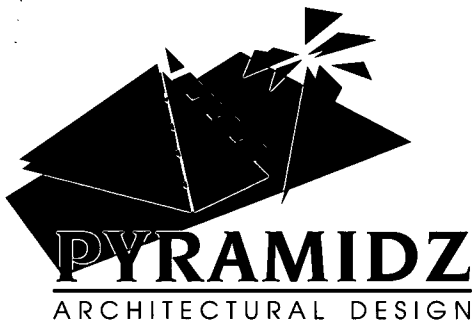
FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review ⁵⁴²¹⁸⁹⁴ _{2/11}	100	—
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	100	
Footpath 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	100	—

CONSENT ISSUE AUTHORITY	
Receipt No.	<u>5508012</u>
Date of Issue	<u>28-5-99</u>
Authorised By	<u>[Signature]</u>
Date authorised	<u>4-5-95</u>

REFERRALS	
SENT	RETURNED
Structural	

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



Studio's
47 Haumoana St
Rotorua

6 Victoria St
Whitianga

Mobile:
025 920 535
After Hours:
07 348 8008
Facsimile:
07 348 8008

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date 28-5-98 Consent Number 981755
Officer [Signature]

S P E C I F I C A T I O N

GENERAL

All materials and workmanship shall comply with the relevant requirements of the New Zealand Building Code, New Zealand Standard Specifications, and Building Bylaws of the local Authority. All materials and workmanship shall be the best in accordance with the best trade practice concerned.

It is the main contractors responsibility to verify all dimensions on the job for each trade and for correct setting out of same.

The contractor shall exercise every precaution to protect the works and existing properties throughout the duration of the contract and is to make good any damage. All damage to footpaths, kerbs, roads, cables, sewers, water mains or other property under the control of the local authorities concerned shall be made good to the satisfaction of that same authority at the contractors expense. The contractor shall take reasonable care to cover up and protect the works and all materials and equipment from weather, vandalism and theft. The contractor shall provide all scaffolding, plant, sheds, toilet facilities etc in accordance with the local authorities requirements.

The contractor shall remove all rubbish/litter from the site leaving the whole of the works in clean working order.

The contractor shall make good all defects arising from faulty workmanship and materials which may appear within 31 days from the signing of the completion of the work. This work shall be carried out in a reasonable time to the owners satisfaction.

The contractor shall keep in force a builders all risks policy for the full insurable value of the works including cover for Fire and Earthquake. The contractor shall take out and keep in force Workers Compensation and Public Liability insurance cover for the amount of \$100,000 in any one accident, the number of accidents being unlimited.

EXCAVATION

Excavate as necessary for all foundations, footings etc, to depths shown on drawings. Remove top soil as necessary and stockpile where directed by owner. Vegetation, litter, sub soils are to be removed from site by contractor.

FOUNDATIONS

Standards that apply to this section:

NZS3104, Ready mixed concrete,
NZS3109, Concrete construction
NZS3402p, Rolled steel bars for concrete reinforcement
NZS3422, Welded fabric for concrete reinforcement
NZS3604, for bolts and reinforcing details

Provide damp proof course 737 Moistop under all floor slabs.

BLOCKWORK

All blockwork and blocks to comply with the requirements of NZSS1900 CH 6.2 for Masonry Construction.

Mortar shall be composed of sand, cement and onoda NZS1900 chapter 6.2. Blocks shall be dry prior to laying, all blocks to be laid true level, plumb. Only first grade blocks to be used. All cells to be kept from mortar dags. All work shall be cleaned down each day on completion. All joints shall be back pointed. Joints where ground is to be backfilled shall be thoroughly pointed before two coats Mulseal or Flintcote are applied. The contractor will undertake to fill all cells with concrete and place cell steel tying to beam steel.

BRICKWORK

All work shall be in accordance with the requirements of NZSS1900 CH 6.2 and NZSS1900 CH 6.1 and NZS3604, see addendum to specification for colour and types of bricks. These shall comply with NZSS366 Clay Building Bricks grade A or B. All fair faced brickwork shall be laid with their best face outwards. Bricks shall be laid in stretcher bond true to line, level and plumb. Mortar shall be composed of ordinary Portland Cement and shall comply with NZSS1844 Portland Cement. Sand shall be Mercer No.1 sand and comply with NZSS2129 1967, Sands for Mortar, Plaster s and External Renderings.

Water shall be drinking quality, free from acids, alkalis and organic impurities. Plasticizers shall be used in accordance with manufacturers instructions.

CARPENTER

All work shall be executed as per drawings and NZS3604 and to the entire satisfaction of the Chief Building Inspector. All timber shall be first grade quality, all framing shall be boric treated. External timber shall be tanalith treated to H specification. All timber in contact with concrete shall be separated with malthoid dpc. The whole of the carpentry works shall be executed in a tradesman like manner and the contractor shall install all fixings/noggings for all other trades when required. Any discrepancies shall be discussed with the client/designer before progressing.

JOINERY

Allow to supply all joinery as shown on drawings or to the selection of owner where pc sum allowance is made.

RENOVATION

All demolished material remains the property of the owner and shall not be removed from the site until owners authorisation is obtained. However rubble/rubbish/litter shall be removed from the site by the contractor leaving the works in clean working order.

PLUMBING DRAINAGE

All plumbing and drainlaying work shall only be performed by registered tradesman. All work shall be carried out with due regard for all relevant plumbing and drainage regulations and to the satisfaction of the local health inspector. All materials shall be new, the best of their respective types. On completion, the whole of the works shall be inspected and passed as acceptable by the said authority, prior to occupation by the owner.

ROOFING

All roofing materials shall be affixed in strict accordance with manufacturers instructions. The whole roof shall be finished in a tradesman like manner, shall be completely weatherproof and the owner shall be provided with a two year guarantee indemnifying owner against faulty materials, fixings and workmanship.

ELECTRICAL

All work shall comply with the New Zealand Electrical Authority and to the relevant bylaws of the local Electrical Supply Authority.

All electrical work shall be performed by a registered electrician who will organise all necessary testing to ensure that the completed installation is safe and in efficient working order.

PAINTING, PAPERHANGING

All materials used in this sub-trade shall be of approved manufacture and shall be brought onto the job in their original unopened packages. All work shall be performed by competent tradesman and no finishings shall be applied to any surfaces that have not received adequate preparation. All paints and varnishes etc shall be evenly applied and all preceding coats shall be rubbed down to render the surface suitable for subsequent coatings. All preparations shall be applied in strict accordance with manufacturers recommendations.

FLOOR PLAN 1:50

SECTION E:E

support rafters on side beams with Bowmac B109 g.s brkts

Diamond durolite clear spandek profile over 300x75 beams set to fall 100 mm

side beams checked into posts 35mm

250x100 solid nog midspan

100x100 tan posts embedded in conc

support 300x75 beams on extg exposed GRANDVUE RD joists

extg gutter

G:G

EXISTING HOUSE

PROPOSED CARPORT

ROW to KAWAHA PT. ROAD

boundary

6000

300x75

300x75

1000

2200 min clear

400

5000

1000

150

6000

200x75

nog

at 1200 c/c

300x75 beams

roof fall

300x75

300x75

soak hole

gutter to beam

SECTION F:F

fall 100mm

note: height of roof to align with extg deck

2200 min clearance above finished level of new drive reduce drive level to suit

SITE PLAN

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date

28/5/9

Consent Number

581755

Officer

[Signature]