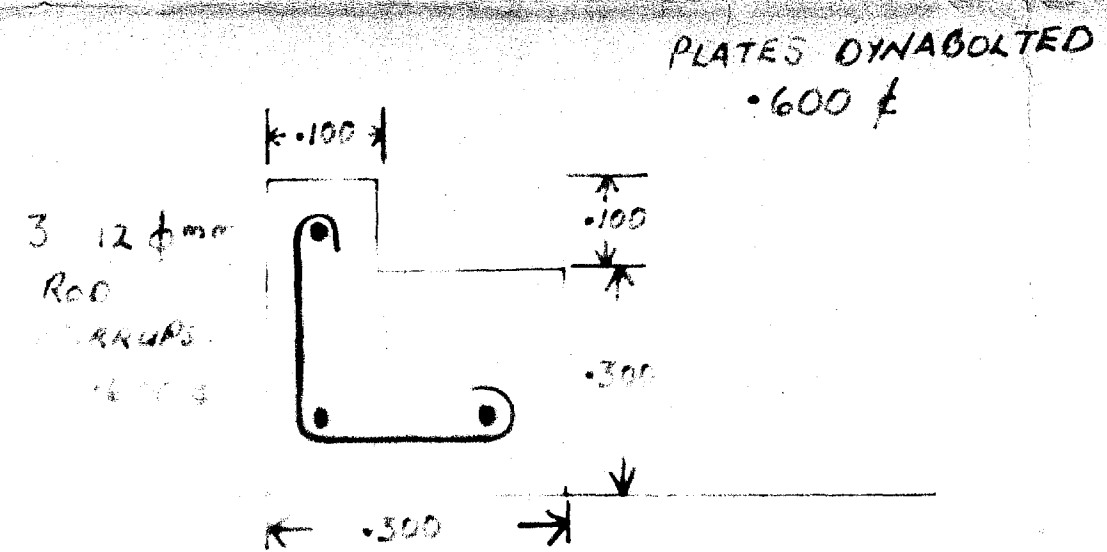


Details for GARAGE foundations



BCP dwg
BOS 7665 30/11/83

PROPOSED RESIDENCE FOR
M. C. COLES AND
F. J. MACKELNIE

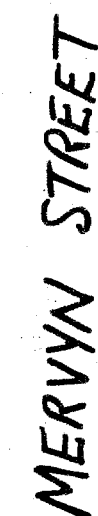
PLAN SYMBOLS :-

○
ORDINARY PILE

↗
BRACING
PILE, ARROWS INDICATE
DIRECTION OF BRACING

FOUNDATION PLAN

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE		SERIES OF
			REF.

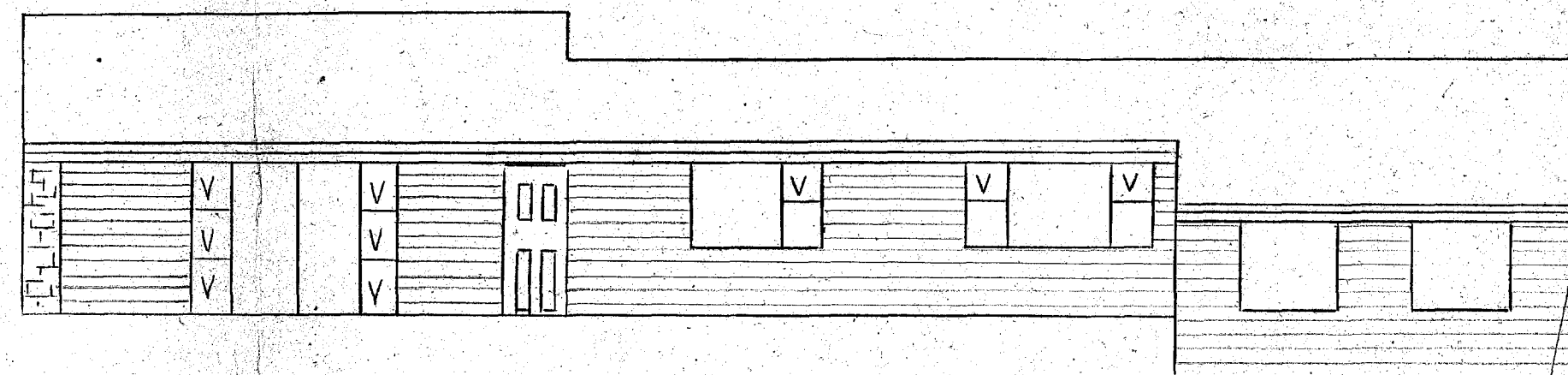
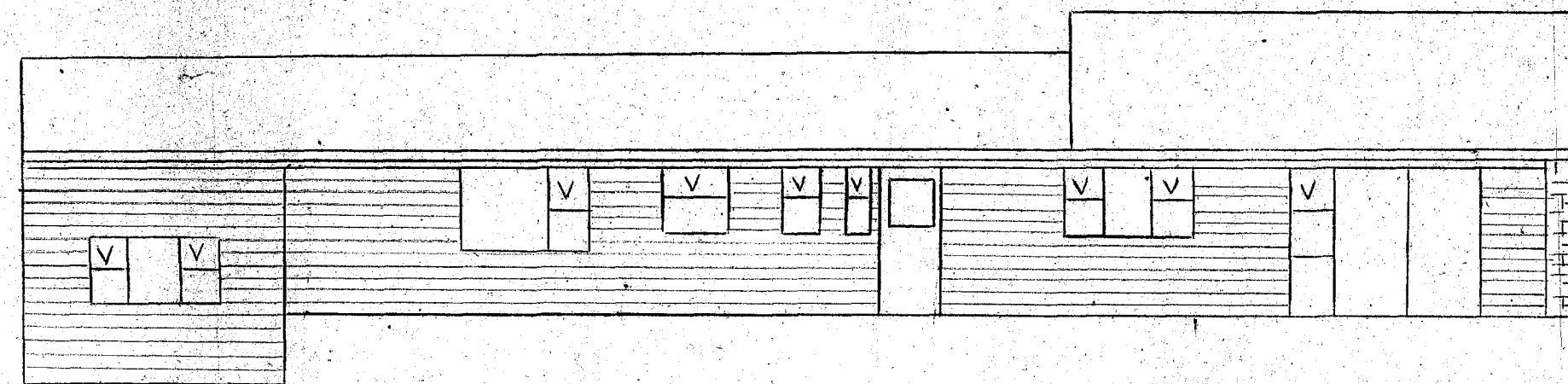
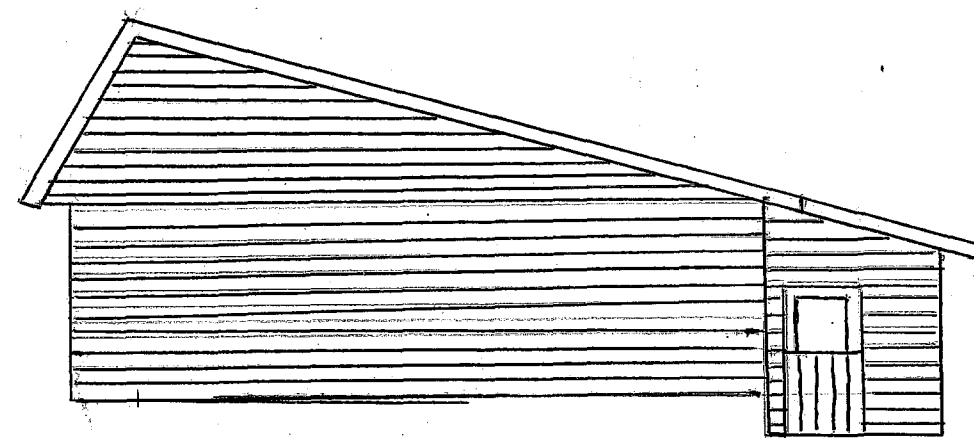
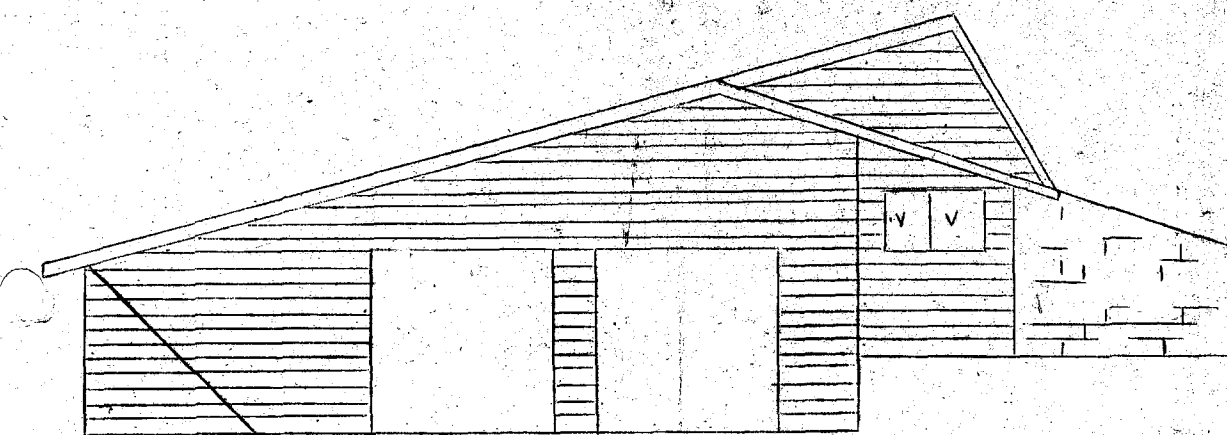


DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE		REF.

PROPOSED RESIDENCE FOR
M.C. COLES and F.J. MACKECHNIE
SECTION 5/BLOCK 1
VILLAGE OF KAKAHI

6951/80

BLK IV Rot S.D.



25 mm Sarking at 45° angle
over lounge
Kitchen and dining room
with foil type moisture
barrier over the top

Fibre Glass Batts

100 mm x 50 mm
PURLINS AT 900 mm on edge

ROOF OVER LOUNGE AND KITCHEN

IRON ROOF

Batts out of contact
with underlay

RAFTERS DOUBLE 150 x 50 AT 1000 mm
RAFTERS STRUTS 150 x 50 BOLTED
BETWEEN DOUBLE JOISTS AND RAFTERS

CEILING JOISTS DOUBLE
250 x 50 AT 1000 mm

0-300 x
0-100
OREGON
BEAM OVER
DINNING
ROOM

BAND SAWN
RUSTICATED WEATHER
BOARDS

FOIL TYPE INSULATION
UNDER FLOOR

TRIPLE, 5
BUILDING BOARD
FIBRE GLASS BATT
OR ROCK FIBRE
INSULATION

300
100
STANDARD
PILE

ANCHOR PILE
900
100

ROOF OVER BEDROOMS AND GARAGE
TO BE GANGNAIL TRUSSES.

ROTORUA DISTRICT COUNCIL

Application for a connection to the

REG

water supply.

(FOR OFFICE USE)

Appln. No.:

Val'n No.:

House No.:

Plan Ref.:

Meter No.:

Conn. Size:

6951/80

Name of Property Owner: MARTIN COLES

Name of Previous Owner: NOT KNOWN

Legal description of property: SECTION 5 BLOCK 1 VILLAGE OF KAKAHU
(Lot No., D.P.S., S.D., Blb No., etc.)

Name of road and street No.: TAURANGA DIRECT RD

Number and description of existing buildings: VIL

Description of proposed buildings: DWELLING

Preferred location of gate valve and/or meter from either side of boundary:

m Left/Right Boundary

(Mark location)

PLEASE NOTE

Rotorua District Council General Bylaw
1980 : 724 : 1

The Council shall have the sole rights to determine the point at which the service shall enter the premises to be served with water.

Water required for

☒ Domestic

☐ Commercial

☐ Agricultural

☐ Industrial

Plumber installing works:

Postal address of owner:

Name: J S McHale

24 TAVIA CRES

Address: Te Ngae Road

Phone:

Phone: 478085

I hereby make application for the above water connection and agree to meet such fees, water rates and/or conditions as may from time to time apply in respect to the Rotorua District Council General Bylaws 1980.

Signature of Applicant/Owner: Martin Cole

Date:

FOR OFFICE USE

Connection Size: 15 mm. Deposit Amount: \$90 Rec. No.: 44 Date: 29.11.83

Approval Conditions

☐ Backflow Preventor

☐ Flow Restrictor

☐ Water Meter

☐ On Site Storage

☐ Scheme Contribution

☐ Other (state)

Connection authorised: Engineer Connection completed: Overseer

Date:

Date:

Recorded Inspectorate: Rates: Engineers:

RP 12587/8/81



BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO: 7645

VALUATION NO: 069511080.00

OWNER: Perkins

PROPERTY NO: P11835

PROJECT LOCATION: 731 Tauranga Direct Rd

DESCRIPTION OF WORK: Sleepout

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 09.02.01	DUE DATE: 23.02.01
DATE SUSPENDED: Inv 20/02/01 Ltr 16/02/01	DATE ISSUED: 5/3/01

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			40	<i>[Signature]</i>	09.02.01
Building	<i>M.J.</i>	15-2-01	20	<i>M.J.</i>	19-2-01
Plumbing Drainage					
Geothermal D/Goods					
Environmental Health					

CANCELLED

FEES

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

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

200 a b c D e g h i j k
l m n O p q r s t u f

201 a b c D e g f

202 a b f

203 a f

204 f

205 a b f

206 a b c F

207 (a) f

208 a f

209 a f

210 **a** **b** **c** **f**

211 **a** **b** **c** **f**

212 a f

213 a b c d e g h i j k

l m n o p q r s f

214 **a** **b** **f**

215 a b c f

216 a f

217 (a) b f

218 (a) (b) (c) (d) (e) (g) (h) i f

219. f

220 (a)

FREE TEXT:

02-11-1962

7645

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 7644

VALUATION NO: 06451 | 080,00

OWNER: Perkins


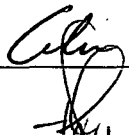


PROPERTY NO: P11835

PROJECT LOCATION: 737 Tauranga Direct Rd

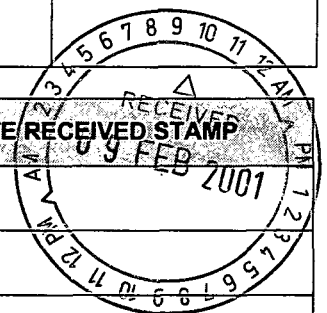
DESCRIPTION OF WORK: Sleepout

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 09.02.01	DUE DATE: 23.02.01
DATE SUSPENDED:	DATE ISSUED: 15.2.01

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration		30		09.02.01
Hazard				
Draughting	CRG	30	12-02-01	12-02-01
Planning RA.	ALP.	20	12.02.01	12.02.01
Resource Engineers		5		13-2-01
Pollution Control		5	13.02.01	13.02.01
Geothermal / Dangerous Goods		5	13.2.01	13.2.01
Recreation and Community		5	13.2.01	14.2.01
Environmental Health		5		14.2.01
Building				
Plumbing Drainage				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
\$112.50	09.02.01	5779441	



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

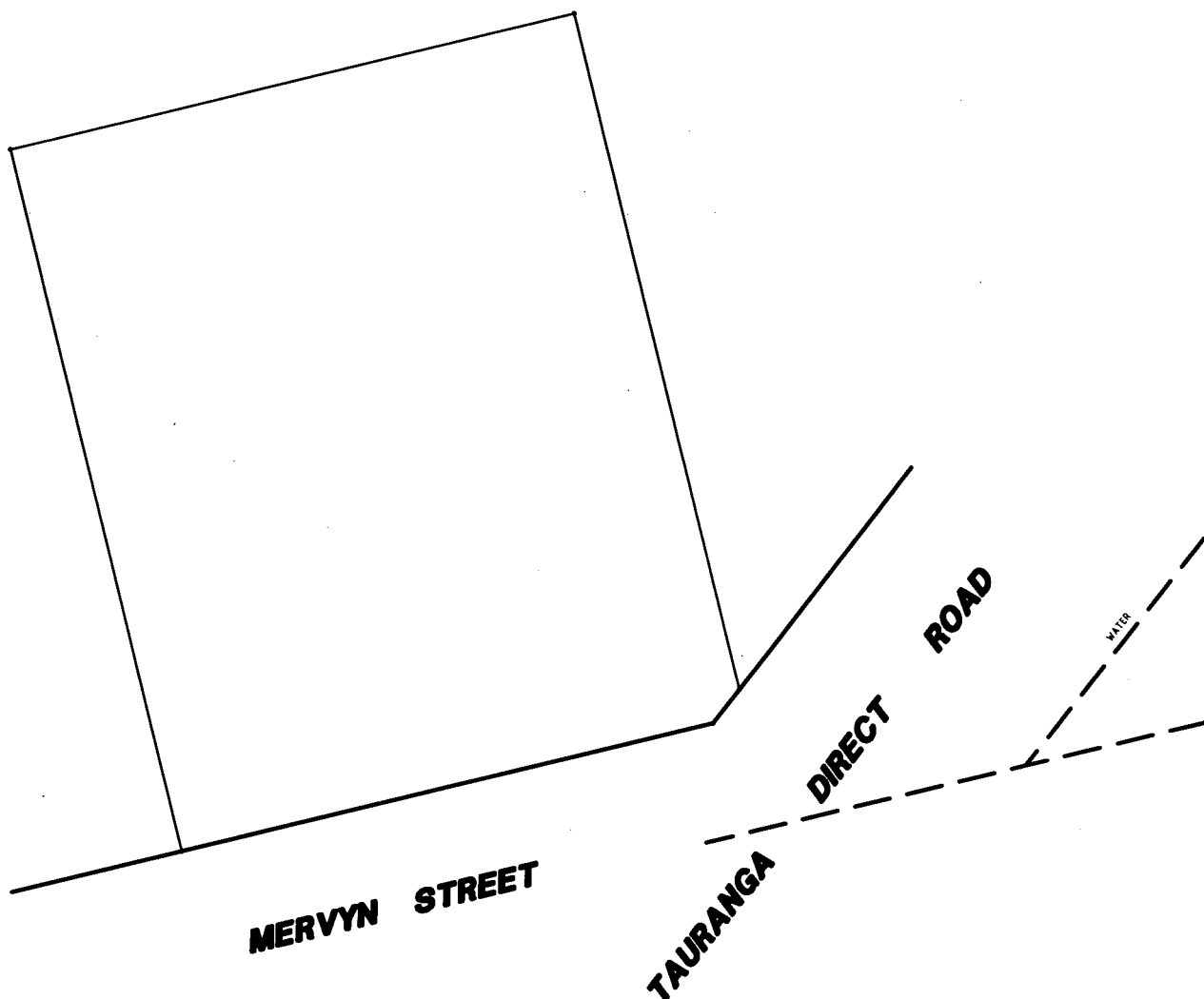
- | | | | |
|-----|----------------------------------|-----|-----------------------------------|
| 300 | a b c d <u>(e)</u> g h i j k l f | 338 | a b c d e g h f |
| 302 | a b c d e g h i j k l | 340 | a b c f |
| | m n o p q r s t u f | 342 | a b f |
| 304 | a b c f | 344 | a b f |
| 306 | a b c d e g h i j k l | 346 | a b f |
| | m n o f | 348 | a b c d e g h i j k |
| 308 | a b <u>(c)</u> d e f | | l m n o p q r s t u |
| 310 | a f | | v w x y z f |
| 312 | a b c d e f | 350 | a b c d e g f |
| 314 | a b <u>(c)</u> d e f | 352 | a b c f |
| 316 | a b c d f | 354 | a b c f |
| 318 | a b c d e g h f | 356 | a b <u>(c)</u> d e g h <u>(f)</u> |
| 320 | a b c d e f | 358 | <u>(a)</u> <u>(b)</u> c d f |
| 322 | a f | 360 | a b c d f |
| 324 | a b c d e g h i f | 362 | a f |
| 326 | a b c d e g h i j f | 364 | a f |
| 328 | a b c d e g f | 366 | a b c d f |
| 330 | a b c d f | 368 | a b f |
| 332 | a b c d e g h f | 370 | a b c f |
| 334 | a b c d e g h i f | 372 | a b f |
| 336 | <u>(a)</u> b f | 374 | a b f |

FREE TEXT:

356(f) As the proposed deep out is 3m above the state boundary rather than the required 3.0m in the Rural A zone a resource consent application is required.

Rotorua District Council Services Plan

Valuation No.	6951/080-00
Lot No.	SEC.5
D.P.	S0 13468
Blk	1 KAKAHI VILLAGE
S.Blk	IV ROTORUA S.D.
Street No.	737 Scale 1 : 500



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 **12-02-2001**.

16 February 2001

Please Quote: P11835

Doc. No: 167794

H Perkins
C/- Don Sommerville
RD4
ROTORUA

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPLN NO. 7645 - PROPOSED SLEEPOUT
STREET ADDRESS - 737 TAURANGA DIRECT 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:

Building

- 1 Pile layout required.
- 2 Lintel sizes over all openings.
- 3 Indicate position of downpipes and means of 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

CANCELLED



Issue Document

Building Consent No: 7645
Section 35, Building Act 1991
Issued: 05Mar01

Project Information Memorandum No: 7644

Owner

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Agent

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Site Information

PROPERTY ID: 11835
ASSESSMENT NO: 06951/080.00
STREET ADDRESS: 737 TAURANGA DIRECT ROAD, KAHAROA, R D 2, ROTORUA
LEGAL DESCRIPTION: SECTION 5 BLK I KAKAHI VILLAGE BLK IV

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): SLEEPOUT
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$7,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$225.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1480086 Date: 28Feb01 Amount: \$112.50
Receipt number: 779441 Date: 09Feb01 Amount: \$112.50

CANCELLED

Building Consent: 7645
See attached page(s) for any other conditions

Page : 1

1: Inspections Required

Excavation 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.

Any other building work in respect of which such notice is required as a special condition of this building consent.

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.

All foul water and stormwater drainage in ground before backfilling.

2: Section 36(2) Building Act 1991

This building consent is issued subject to the provisions of Section 36(2) of the Building Act 1991.

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: Ventilation

The building plans shall be amended to provide net operable windows of not less than 5% of the floor area of occupied spaces in this residential building.

5: 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.

If the work is not commenced within six months and/or resonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boudary pegs.

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

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

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

6: 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: *P.P. Amell*

Date: 5/3/2001



Private Bag 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 ... 7645

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name <u>Had Perkins</u>	Contact Name <u>Don Sommerville</u>
Postal Address <u>Tauranga Direct RD</u>	Postal Address <u>204 Rotorua</u>
Phone Number <u>3322243</u>	Phone Number <u>3456925</u>
Fax Number <u>u u</u>	Fax Number <u>u u</u>

3. PROJECT LOCATION

Address: 37 Tauranga Direct RD

4. LEGAL DESCRIPTION

Valuation Number <u>06 951-080 00</u>		OFFICE USE ONLY Property ID: <u>P11835</u>	
Lot(s) (Section) <u>5</u>	DP/S (Block) <u>I Kakahi Village</u>	Lot Area(s) m ² /ha <u>BLK IV</u>	No. of new toilets/urinals <u>Rotorua SD</u>

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>Sheep cut</u>
Alteration <input type="checkbox"/>	or	5.4 Intended Use(s) (in detail) <u>Spare Bedroom</u>
Relocation <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>7000</u> (GST INCL)
Demolition <input type="checkbox"/>		

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

Signed by the owner/owner's agent:

Signature: [Signature]

Name: D Sommerville Date: 8-2-2001
(PLEASE PRINT)

CANCELLED

Office Use Only	
TARGET DATE	
<u>1</u>	<u>1</u>

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:

Address:

Phone Number: 1 Fax Number: 1

BUILDER

Name: Don Sommerille

Address: RDU ROTORA

Phone Number: 3456 925 Fax Number: 07 3456 925

DRAINLAYER

Name: N/A Reg. No.

Address:

Phone Number: Fax Number:

PLUMBER

Name: N/A Reg. No.

Address:

Phone Number: Fax Number:

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

CONFIDENTIALITY

I/we require that my/our ☐ plans ☐ specifications be treated as
 confidential in order to protect: ☐ copyright ☐ security of building.

14.

Floor Area of Proposed Work	12	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	3	sq.m.
Total		sq.m.
Detached Accessory Buildings:		Area square metres
Garage		sq.m.
Carport		sq.m.
Other Buildings		sq.m.
Total	12	sq.m.

15.

FOR OFFICE USE ONLY

H & D Perkins

FEES		
Fees paid on Application	\$	c
Plan Review ^{09.02.01} \$77944.1	112	50
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	112	50
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	112	50

CONSENT ISSUE AUTHORITY

Receipt No. 1480086
 Date of Issue 28.2.01
 Authorised By M. Jowett
 Date authorised 19-2-01

REFERRALS

SENT	RETURNED
Structural	

AMENDED DETAILS RECEIVED

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

CANCELLED

INTERNAL MEMORANDUM

File No. P 11835

Date 26.4.02

X

Urgent
As requested
For your information
For your comment
Please file
Please telephone
Please action

Subject B/c 7645

To: Jay Transon

Please refund \$112.50 to
H & D. Perkins

296 Te Teko Rd, RD3, Wakatane

Being partial refund of fees for
consent now cancelled.

ROTORUA
DISTRICT
COUNCIL



Bld Code: 2506718

Please enclose plans with cheque
thanks

Diane

Signature

Designation

MacLeod,Diane

Lees

To: Radford,Rachel
Subject: B/C Cancelled.

hi there,
Building Consent 7645
P11835.
737 Tauranga Direct Road. H & D Perkins.
This consent is now cancelled, property sold back in JUNE 2001.
cheers Di

71835
I-92069

296 Te Teko Rd
RD 3
WHAKATANE

Pat Lawrence
Building Controls Manager
Rotorua District Council
Private Bag RO 3029
ROTORUA

8 April 2002

MAILED 15 APR 2002
TO Bui

RE: Building Consent No: 7645 - P11835
737 Tauranga Direct Rd, Rotorua
Sleepout

Dear Mr Lawrence

Your letter dated 27 March 2002 regarding the above property, has been forwarded on to us by our builder, Don Sommerville;

We wish to advise that the above property was sold in June 2001, and no building commenced on the above mentioned planned sleepout.

As there have been no inspections carried out as a result of this, we look forward to any remuneration that may be due to us, any further correspondence may be addressed to:

Doug & Helen Perkins
296 Te Teko Rd
RD 3
WHAKATANE

Yours Sincerely

Helen Perkins

HELEN PERKINS

① *Diene can we view the file and assess the situation*

② *Mike can you please have look at this property to see if the work has started/completed etc*

FIELD INSPECTION CARD

Date Consent Issued: 5.3.01

BUILDER: D. Sommerville

PLUMBER:

DRAINLAYER:

LOT NO: 5

Sleepout

Document Set ID: 581256
Version: 1. Version Date: 30/03/2010

[illegible]

Compliance Certificate Issued - Date:

Signed:

CANCELLED

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:7644

Section 31, Building Act 1991

Received:09Feb01

Issued:15Feb01

Owner

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Agent

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Site Information

PROPERTY ID: 11835
ASSESSMENT NO: 06951/080.00
STREET ADDRESS: 737 TAURANGA DIRECT ROAD, KAHAROA, R D 2, ROTORUA
LEGAL DESCRIPTION: SECTION 5 BLK I KAKAHI VILLAGE BLK IV
ROTORUA S D

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): SLEEPOUT
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$7,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$112.50
PAYMENTS RECEIVED TO DATE:
Receipt number: 779441 Date: 09Feb01 Amount: \$112.50

Project Information Memorandum: 7644
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any condition of the Building Consent.

Notification that the proposed building work requires a land use resource consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE 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 UTILITIES - STORMWATER

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: SERVICING

There are no public servicing or Engineering authorisations required before the proposed building work may be undertaken.

6: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

As the proposed sleepout is 3 metres from the side boundary rather than the required 5 metres in the Rural A zone, a Resource Consent application is required.

7: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service land, designations, scheduled sites or protected historic buildings, sites or trees on the land the

building work is proposed.

The proposal is not a "development" as defined in the District Plan.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the 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 pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

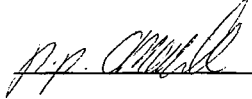
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For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: 

Date: 15/2/2001



27.3.2001

Please Quote: P11835

Doc No: 77421

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

Address all
communications to:
District Manager
Rotorua District Council

D. Perkins
d. D. Somerville
RD4
Rotorua 3221

Dear Building Owner

BUILDING CONSENT NO: 7645

ADDRESS: 737 Tairāngi Road Rd

PROJECT: Sleep Out.

A check of our records show that the above Building Consent has not yet been started. Section 41(a) of the Building Act 1991 states

"41. Lapse and Cancellation of building consent

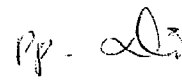
- (1) *A building consent shall lapse and be of no effect if-*
- (a) *The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow;"*

and while Council is reluctant to cancel a Building Consent you are advised that if you have not contacted the Building Section within 28 days of this notice your consent will be cancelled and you will need to re-apply for a New Consent.

If for some reason our records are not correct and the job has been started and inspected, please contact the Duty Building Officer and arrange for the Inspection Card to be caught up to date. (Please be aware that you will need to produce some evidence of this).

Please quote the Building Consent number recorded when you enter into any correspondence or dialogue regarding this notice.

Yours faithfully


Pat Lawrence
Building Controls Manager

SISTER CITIES:
Klamath Falls, Oregon, U.S.A.
Beppu City, Oita, Japan.

Document No: 581356
Version 1.1
Version Date: 30/09/2010

feel the spirit
Mānaakitanga

ROTORUA DISTRICT COUNCIL

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

Issue Document

FILE

Project Information Memorandum No:7644

Section 31, Building Act 1991

Received:09Feb01

Issued:15Feb01

P11835

Owner

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Side boundary
measurement amended
to Sm as per
site plan on B/C.

Agent

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Site Information

PROPERTY ID: 11835

ASSESSMENT NO: 06951/080.00

STREET ADDRESS: 737 TAURANGA DIRECT ROAD, KAHAROA, R D 2, ROTORUA

LEGAL DESCRIPTION: SECTION 5 BLK I KAKAHI VILLAGE BLK IV

ROTORUA S.D.

Project Information

PROJECT IS FOR: New Work

INTENDED USE(S): SLEEPOUT

INTENDED LIFE: Indefinite but not less than 50 years

VALUE OF WORK: \$7,000.00

NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$112.50

PAYMENTS RECEIVED TO DATE:

Receipt number: 779441 Date: 09Feb01 Amount: \$112.50

Project Information Memorandum: 7644

See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any condition of the Building Consent.

Notification that the proposed building work requires a land use resource consent for which approval must be obtained before the building work may be undertaken.

2: SPECIAL FEATURES OF THE 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 UTILITIES - STORMWATER

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: SERVICING

There are no public servicing or Engineering authorisations required before the proposed building work may be undertaken.

6: LAND USE CONSENTS

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

As the proposed sleepout is 3 metres from the side boundary rather than the required 5 metres in the Rural A zone, a Resource Consent application is required.

Now proposed at
5 metres - complies

7: COMPULSORY PLANNING STATEMENTS

The District Plan does not indicate any proposed road widening, proposed service land, designations, scheduled sites or protected historic buildings, sites or trees on the land the

48
19/2

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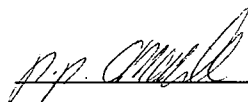
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Signed: 

Date: 15/2/2001

FILE

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:7644

Section 31, Building Act 1991

Received:09Feb01

Issued:15Feb01

Owner

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

Agent

MR DOUGLAS GEORGE PERKINS
C/O DON SOMMERVILLE
R D 4
ROTORUA 3221

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PROPERTY ID: 11835
ASSESSMENT NO: 06951/080.00
STREET ADDRESS: 737 TAURANGA DIRECT ROAD, KAHAROA, R D 2, ROTORUA
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ROTORUA S D

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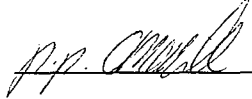
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Signed for and behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: 

Date: 15/2/2001

ROTORUA DISTRICT COUNCIL

APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 7644



1. OWNER

2. CONTACT (If not owner)

Name <u>D Perkins</u>	Contact Name <u>D Sommerille</u>
Postal Address <u>737 Tautanga</u> <u>Direct Rd</u>	Postal Address <u>204 Rotorua</u>
Phone Number <u>332243</u>	Phone Number <u>3456 925</u>
Fax Number	Fax Number

3. PROJECT LOCATION

Address: 737 Tautanga Direct Rd

4. LEGAL DESCRIPTION

Valuation Number <u>06 951 080.00</u>	Property ID: <u>P11835</u>	OFFICE USE ONLY
Lot(s) (Section) <u>S</u>	DP/S (Block) <u>I Kokahi</u> <u>Village Bk IV</u> <u>Rotorua SD</u>	Lot Area(s) square metres hectares

5. PROJECT

New Building	<input checked="" type="checkbox"/>	Intended Life Indefinite but not less than 50 yrs <input type="checkbox"/> or Specified as <input type="checkbox"/> yrs	Description of Work: <u>One Room Sleep out</u>
Alteration	<input type="checkbox"/>		Intended Use(s) (in detail) <u>Barroom</u>
Relocation	<input type="checkbox"/>		
Demolition	<input type="checkbox"/>		Estimated Value: \$ <u>7000</u> (GST INCL)

6. CHARGES

The Council's charges payable on the making of this application are:

\$ _____ Receipt No. _____ Date _____

This Application will not be processed until the Application Fee is paid.

Signed by the owner:

Signature: _____

Name: _____ Date: _____
(PLEASE PRINT)

**Please ensure Section 7
on the reverse of this
application form is
also completed.**

7. PROJECT DETAILS

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.)
- 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) ☐ New provision to be made for vehicular access, including parking (to be shown on site plan).
- d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- e) ☐ New 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 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.

File No: 6526010

**CHECKLIST FOR INFORMATION REQUIRED UNDER SECTION 30 OF THE
BUILDING ACT 1991 AND THE ROTORUA DISTRICT PLAN TO PROCESS A
PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION**

This information is required to enable the application for a Project Information Memorandum (PIM) to be processed. Failure to provide all the information requested may result in the application being returned unprocessed for the additional information. Should a Land Use Consent be required under the Rotorua District Plan, an Assessment of Environmental Effects (AEE) will be necessary and Council may make a further request for information under Section 92 of the Resource Management Act 1991.

Applicants Name: D. Perkins

Address of the Project: 737 Tairāwhiti District Rd

CHECK		
Your Check		Office
Included in Appln	N/A	

i) Forms

Completed PIM form

ii) Certificate of Title

A copy of the Certificate of Title of the site not older than three months old (for all building work that alters the footprint of any existing building).

Council can obtain a copy of the title and freehold cross lease or unit title land for a fee of \$10.50. If you wish Council to provide this service, please provide the legal description _____

(Code for payment 111 3100 2215). Please note for Maori Land you will need to consult the Maori Land Court.

iii) Plans

Two sets of plans to a metric scale (1:100, 1:200, 1:250, 1:500, 1:1000, 1:2000) including:

- A site plan showing all existing and proposed buildings, (if application is for an extension the entire building must be shown)
- Elevations of the proposed buildings showing height above natural ground level.
- Locality plan showing location of the site within the district including road name and north point.
- Dimensions of the building sufficient to clearly locate it on the property in relation to legal boundaries.
- Contours or ground level spot heights to accurately reflect the natural ground level of the sites to enable height above natural ground level to be determined and also levels above maximum controlled lake level when controlled, height above lake level or watercourse, including overland flow paths to be established.

	✓	
	✓	
Office		
Paid		<input type="checkbox"/>
Date CT Requested		
Initial		<input type="checkbox"/>
✓		
✓		
✓		

CHECK		
Your Check		Office
Included in Appln	N/A	

f) Details required to show information needed below.

iv) Restrictions/Cautions/Hazards

Details required by any existing Council Caution or Hazard restriction e.g. engineering reports for stability, geothermal reports, designated house sites, inundation etc. (See Property File for detail).

Detail of site in relation to groundwater if the natural ground level of the site is within one metre of the groundwater table.

- a) Location of any public services such as sewer, mains etc and easements within the site.
- b) Precautions to be taken where building work is to take place over any existing drains or sewers or in close proximity to wells or water mains.
- c) Which public services (if any) will the proposed building work be connected to:

	YES	Applied For	Existing	NO	N/A
Water				✓	
Sewer				✓	
Stormwater				✓	

- d) Is effluent to be disposed of via an on-site effluent treatment plant (septic tank)? NO ☒ YES

If so:

- Is it to be connected to an existing system?
- If not, please provide details of the new proposed system.

- e) Distance of proposed building from any public services within the property. (Generally 1.5 metres minimum). Is this a District Plan or a Bylaw Requirement?

v) Provisions to be made for vehicular access

- a) Details of existing and proposed vehicle access from the road, including location of kerb, footpath, cesspits, waterworks surface features, street trees, and parking and manoeuvring required by Appendix F of the Proposed District Plan.
- b) Location, construction and whether visibility from existing or proposed vehicle crossing is adequate for safety purposes.
- c) For business activities the number of staff or gross floor area to determine parking required. (See Appendix F of the Rotorua District Plan for details).

CHECK		
Your Check		Office
Included in Appln	N/A	

vi) Intended Use

The intended use of the proposed building work is Sleep-out

ONE Room Sleep-out

vii) Additional Information required to determine the status of the proposed building work under the District Plan.


- a) Details of any proposed earthworks including location, cut and fill volume, dimensions, nature of filling material.
- b) Confirmation that noise levels generated by the proposed use will comply with the Rotorua District Plan, if applicable, i.e. industrial or commercial business or home based business activity.
- c) Details of landscaping where required by the Rotorua District Plan.
- d) Distance between the proposed building and the lake where the site adjoins a lake.
- e) Detail of any indigenous vegetation required to be removed for the proposed building work including access.
- f) Identification of any other relevant District Plan requirements – road widening, heritage sites, service lanes, etc.

Nil		

Initial	
---------	--

I, D. Somerville (Name)

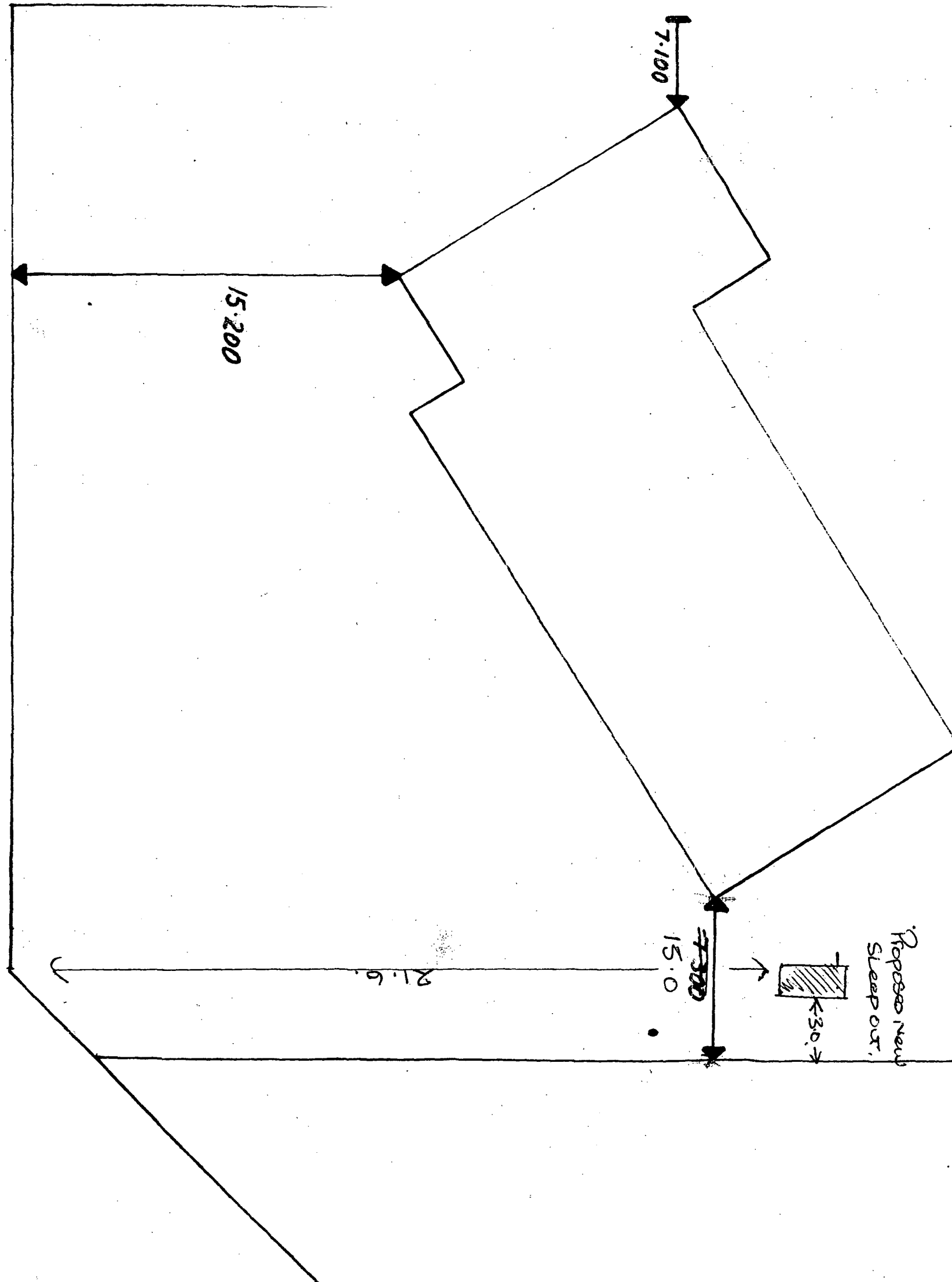
Have ascertained to the best of my knowledge that the above information is correct.


(Signature of Applicant or Agent for Applicant)

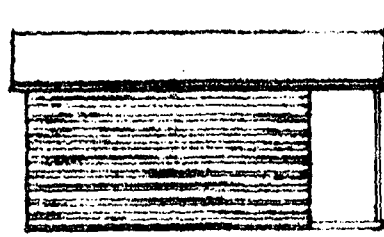
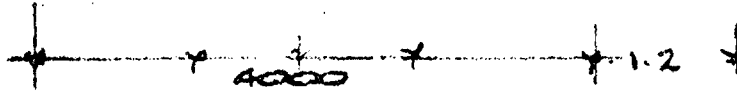
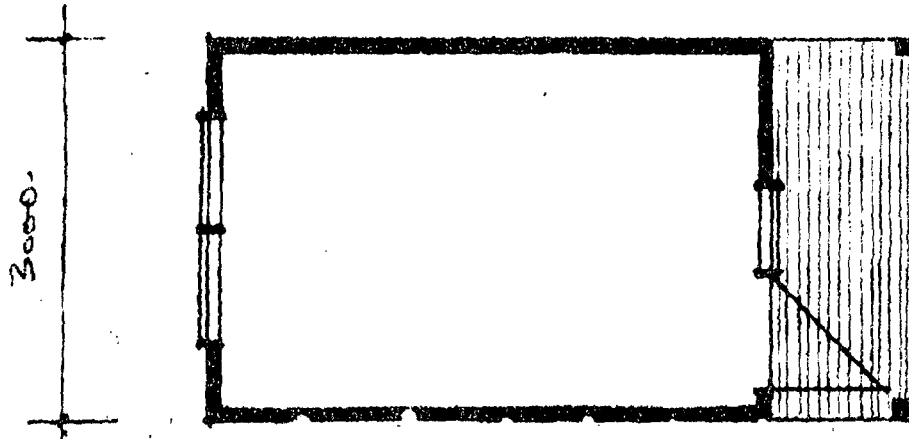
9 - 2 - 2001 -
(Date)

MERVYN STREET

A DIRECT ROAD



PROJECT INFORMATION MEMORANDUM ISSUED UNDER SECTION 30 OF THE BUILDING ACT 1991	
DATE	15.9.01 P.I.M. NO. 7644
OFFICER	<i>[Signature]</i>



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

DATE 1520 P.I.M. NO. 7634

OFFICER *amell*

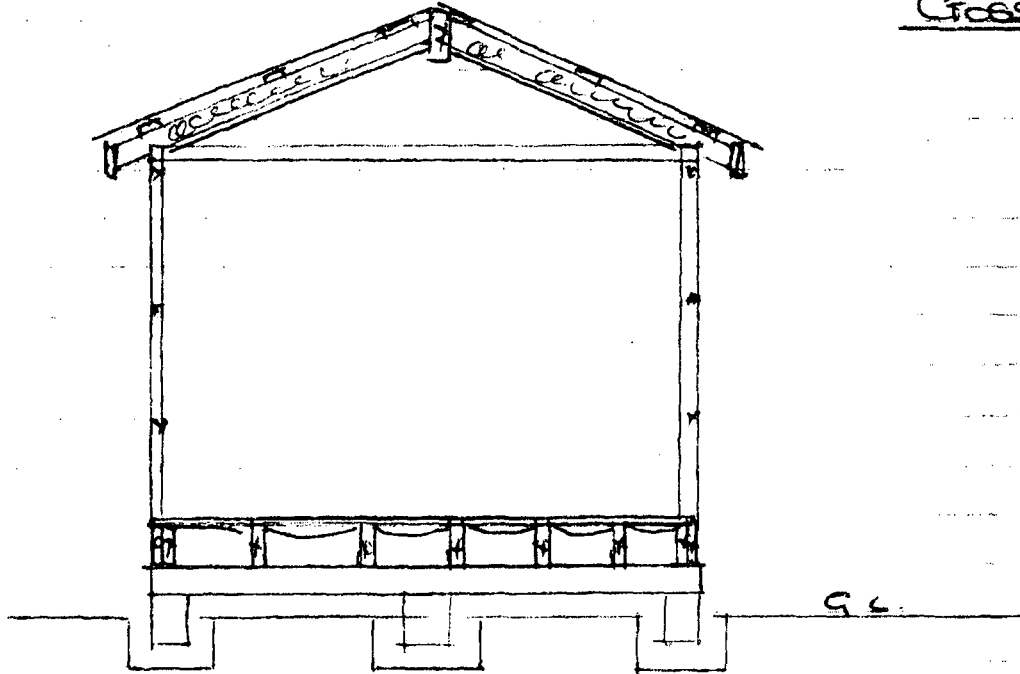
Proposed Sleepout
For D & H Perkins
Tauranga District Rd

7-2-2001.

Proposed Sleep-out
For DAH Perkins
737 Tauranga Direct Rd.

Don Sommerick
RD4 Rotorua
PA 3456925.

Cross Section



Colour-steel Roofing on PAPER + Netting
75x50 Rafter on 100x50 RAFTERS AT 900 ϕ .
100x50 Framing AT 600 ϕ .
18mm TAN Plywood Flooring
150x50 Joists AT 600 ϕ (TAN)
100x100 Bearers ON 125x125 Piles
200x200 Concrete Footings AND Anchor Pile TO Gnd.
Batts INSULATION TO WALLS + Giling
RUSTICATED WEATHERBOARD cladding
9mm Plywood Interior Lining

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

DATE 15.2.01 P.I.M. NO. 7634

OFFICER

TechnologyOne ECM Document Summary

Printed On 13-May-2024

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	Kaharoa water supply - Flow restrictors	742026	2	05-Mar-2019
PUBLIC	Kaharoa water supply - Progress report	742025	2	05-Mar-2019
PUBLIC	BCB057665 - Dwelling - Plans	581270	1	30-Mar-2010
PUBLIC	Water supply application	581263	1	30-Mar-2010
PUBLIC	Water supply application - Water supply	581262	1	30-Mar-2010
PUBLIC	Regulatory Other	581260	2	30-Mar-2010
PUBLIC	BCB057665 - Dwelling	581259	1	30-Mar-2010
PUBLIC	BC9486 BC9487 - Plumbing and drainage to new dwelling	581258	1	30-Mar-2010
PUBLIC	BCD024212 - Install fire	581257	1	30-Mar-2010
PUBLIC	BC7645 - Sleepout	581256	1	30-Mar-2010

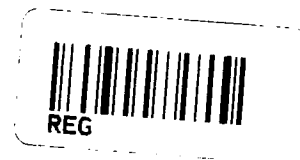
FILE

12 October 2000

Please Quote: P11835

Doc No: 159377

PERKINS, DOUGLAS GEORGE
737 TAURANGA DIRECT ROAD, RD 2
KAHAROA
ROTORUA



Dear Sir/Madam

RE: KAHAROA FLOW RESTRICTOR INSTALLATION

In the last week of June 2000 Council sent out letters advising the start dates for the installation of flow restrictors (copy attached). It appears that a number of people did not receive these letters, and are therefore not ready for their restrictor installation.

Council has identified those properties which did not receive the appropriate notification and believe you may be one of these.

The installation date for these properties has now been delayed until the 1st week of February 2001 to give you sufficient time to arrange your pumping and storage requirements.

We will not be issuing any further advice of this upcoming work, but if you require any further clarification or information, please contact either myself or Kim Lockie, ph 348 4199.

FORMAL CONSTITUTION OF KAHAROA WATER SUPPLY AREA

In the letter which you may not have received advice was given regarding the formal constitution of the Kaharoa Water Supply Area (see attached letter).

This process has been delayed while staff work through submissions received for Kaharoa and other water supply areas.

Therefore you are still able to raise any comments or concerns regarding this process. These would be appreciated by the 27 October 2000.

Yours faithfully

Eric Cawte
Utilities Operations Manager

BUILDING APPLICATION FORM

Received 7.9.85
File Number 6951/80
Application No. 1809

I hereby apply for permission to erect, ~~repair, alter, extend a building~~ ^{FIREPLACE} at No. TAURANGA DIRECT RD
RD2 NGONGOTAHA for
(Address)

Mr/Mrs M. COLES of AS ABOVE
(Owner) (Address)

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

PARTICULARS OF LAND

Lot No. SECTION 5 D.P. No. BLOCK 1 VILLAGE OF KAKAHU
Area: 2023 SQUARE METRES Zoning: RURAL 1

PARTICULARS OF USE OF BUILDINGS

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

USE FREE STANDING FIRE PLACE / FISHER / BRICK WALL BEHIND
2.4 METRES HIGH 3 METRES LONG

Area of ground floor Estimated value:
Gross floor area Building work \$200.00
Area of accessory buildings Plumbing & Drainage \$
Builder's name (Please Print) Total \$200.00
Address Address AS ABOVE
Phone No. Phone No. 23 328

FOR OFFICE USE ONLY		
Application checked and approved by:	Health Inspector	Issue of Permit Approved Engineer Date 9.10.85
Building Inspector	Date	
Date 9.10.85	Dangerous Goods Inspector	
Town Planning Officer	Date	
Date	Geothermal Inspector	
Plumbing & Drainage Insp.	Date	
Date	General Inspector	
Structural Engineer	Date	
Date		

SUBJECT	APPLN No.	PERMIT No.	DATE	VALUE	FEE
Building		DO 24212		\$	\$ 12.00
Plumbing				\$	\$
Drainage				\$	\$
Water Connection				\$	\$
Damage Deposit				\$	\$
Vehicle Crossing				\$	\$
Sewer Connection				\$	\$
Building Research Levy				\$	\$
Development Contribution				\$	\$
Date 16.10.85					
Receipt No. 30					

FEE PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

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

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

BUILDING RESEARCH LEVY

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

IMPORTANT

PLANS AND SPECIFICATIONS

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

Any applications not complying will not be accepted.

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

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

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

DAMAGE DEPOSIT

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

SEWER CONNECTIONS

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

DEVELOPMENT CONTRIBUTIONS

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

Rotorua District Council

Inspector: M. _____

File No. _____

Receipt No. **30**

Date Permit Issued **17/10/85**

OWNER	
Name	<i>M. Coles</i>
Mailing Address	<i>Tauranga Dived Rd RD 2 Ngongolaha</i>

BUILDER	
Name	_____
Mailing Address	_____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	_____
Street Name	<i>AS Above</i>
Town/District	_____
Riding	_____

LEGAL DESCRIPTION	
Valuation Roll No.	<i>6951/80</i>
Lot	_____ D.P. _____
Section	<i>5</i> Block <i>IV</i>
Survey District	<i>Rotorua</i>

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

heater

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	_____	Number Erected	_____

ESTIMATED VALUES \$	ESTIMATED VALUES	
	Building	<i>200</i>
	Plumbing	_____
	Drainage	_____
TOTAL	<i>200</i>	

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

FEES APPLICABLE

Building Permit	\$ <i>12</i>	Water Connection	\$ _____
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Power Connection	\$ _____		\$ _____
TOTAL:		\$ <i>12</i>	

Receipt No. **30**

Date of Payment **16/10/85**

Authorised Officer *[Signature]*

Special Conditions: _____

Date Inspected REMARKS (e.g. stage reached with work)

19.3.86 no inspections called for

[illegible]

W. H. C. C.

1913-86.

OTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Received 3118
File Number 6951/80
Application No. 5801
Date 198
KAKAHI VILLAGE

I hereby apply for permission to erect, repair, alter, extend a building at No. TAURANGA DIRECT RD

(Address)

Mr/Mrs M.C COLES & F.S. HACHECHVIE of 24 TANIA CRES
(Owner) (Address)

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

PARTICULARS OF LAND

Lot No. SECTION 5 BLOCK 1 VILLAGE OF KAKAHI R.O.T.S.D.

Area: _____ Zoning: _____

PARTICULARS OF USE OF BUILDINGS

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

USE DWELLING

Area of ground floor 245.34 Estimated value: _____

Gross floor area _____ Building work \$ 70,000

Area of accessory buildings _____ Plumbing & Drainage \$ 4,000

Builder's name OWNER (Please Print) Total \$ 74,000

Signature of Applicant Martin Coles

Address cf M. Coles Address 24 TANIA CRES

Phone No. T.D. Rd Phone No. 478085 HOME

R.D.D. NGO

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector _____

Town Planning Officer 14/11/83

Date 14/11/83

Plumbing & Drainage Insp. 15/11/83

Date 15/11/83

Structural Engineer _____

Date _____

Health Inspector _____

Date _____

Dangerous Goods Inspector 8/11/83

Date 8/11/83

Geothermal Inspector _____

Date 9-11-83

General Inspector 8/11/83

Date 8/11/83

Issue of Permit Approved

Engineer

Date _____

SUBJECT	APPLN No.	PERMIT No.	DATE	VALUE	FEE
Building		<u>3057665</u>		<u>\$70,000</u>	<u>269.00</u>
Plumbing				\$	\$
Drainage				\$	\$
Water Connection				\$	<u>\$90.00</u>
Damage Deposit				\$	\$
Vehicle Crossing				\$	\$
Sewer Connection				\$	\$
Stormwater Disconnection				\$	\$
Water Disconnection				\$	\$
Building Research Levy				\$	<u>\$74.00</u>
				TOTAL	<u>\$433.00</u>

(See scale of fees and general information on back)

Date 27.11.83

Receipt No. 44

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

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

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

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$3,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

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

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All plans must be drawn in metric to scale.

SITING OF BUILDINGS

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

DAMAGE DEPOSIT

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

SEWER CONNECTIONS

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

DEVELOPMENT CONTRIBUTIONS

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

Inspector: M _____

File No. _____

Receipt No. 44

Date Permit Issued 30/11/88

OWNER	
Name	<u>Cres + Mactechnie</u>
Mailing Address	<u>24 Tonio Cres</u> <u>Rotana</u>

BUILDER	
Name	<u>M. Coles</u>
Mailing Address	<u>Kwango Direct Rd</u> <u>R.D.2</u> <u>NEONBOTHAM</u>

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	<u>24 TAURANGA DIRECT RD</u>
Street Name	<u>Tonio Cres</u>
Town/District	<u>Rotana</u>
Riding	<u>Western Heights</u>

LEGAL DESCRIPTION	
Valuation Roll No.	<u>6951/80</u>
Lot	_____ D.P. _____
Section	<u>5</u> Block <u>1</u>
Survey District	_____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>215.34</u>	Number Erected	_____

ESTIMATED VALUES		ESTIMATED VALUES	
\$	Building	<u>70,000.00</u>	
	Plumbing	<u>4,000.00</u>	
	Drainage		
	TOTAL	<u>74,000.00</u>	

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

FEES APPLICABLE			
Building Permit	\$ <u>269.00</u>	Water Connection	\$ <u>90.00</u>
Street Damage Deposit	\$ <u>74.00</u>	Vehicle Crossing Levy	\$ _____
Building Research Levy	\$ _____	M.S. Plumbing	\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
TOTAL:		\$ <u>433.00</u>	

Receipt No. 44
Date of Payment 29/11/88
Authorised Officer [Signature]

Special Conditions: no record of footing inspection

Date Inspected REMARKS (e.g. stage reached with work)

occupied

Footings & Steel OK.

m/c OK permission to line

Date Inspected

COMPLETED (Signature)

[Handwritten Signature]

Date 10/1/21

15 November 1983

M/s Coles and MacKechnie
24 Tania Crescent
ROTORUA

Dear Sir/Madam

RE: PROPOSED DWELLING
SEC 5 BLK 1 - TAURANGA DIRECT ROAD

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. Health:

Please confirm that the stud height in the living rooms is more than 2.4 metres - no scales shown on elevation nor dimensions provided.

2. Structural:

Please supply details of floor construction.

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

N22.
Stanford 3604
Construction
M. L. M.

Yours faithfully
D.J. McArtney
SENIOR BUILDING INSPECTOR

per: J. Anderson
BUILDING INSPECTOR

TO: ADMINISTRATION OFFICER, DEPOT STREET

	Date	Initials
Site Plan Draughting	10/11/83	h.DK.
Engineering (Design)		
Engineering (Sewerage/Stormwater)	11/11/83	mm
Engineering (Water)	11/11/83	DA

Perusal of the plans and specification has raised the following points ;

band plot to 5.0 ?

Structural

Please supply details of floor construction

PVHagen

11/11/83

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

PROPOSED RESIDENCE FOR:

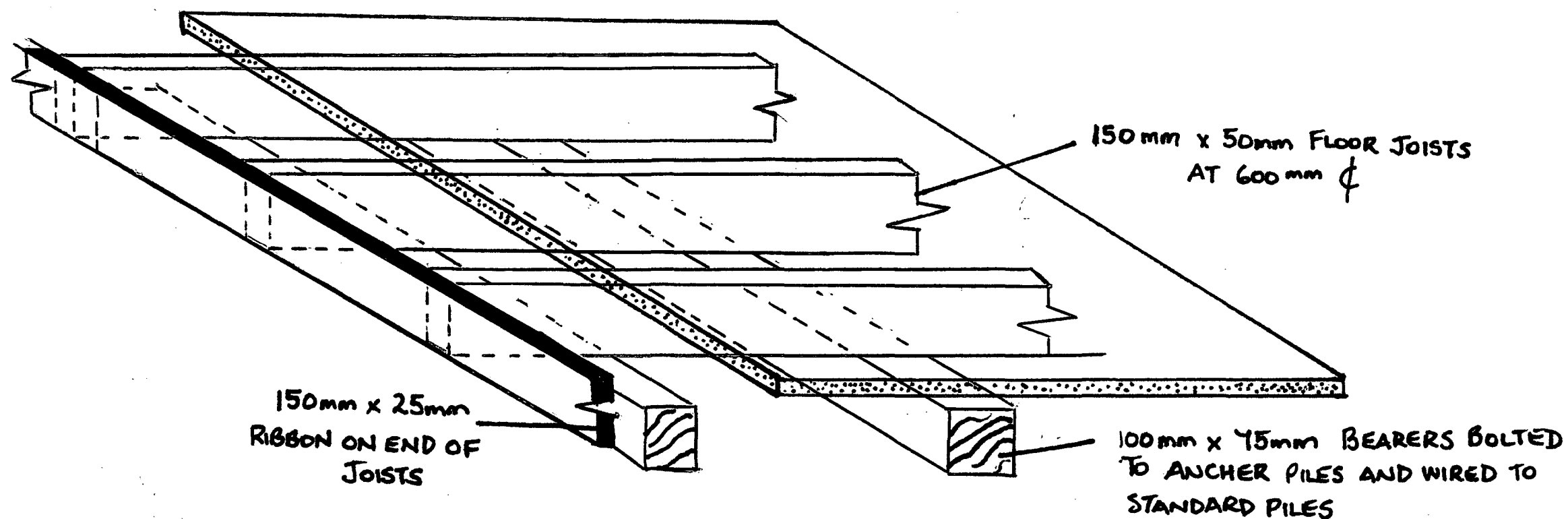
M.C. COLES + F. J. MACKETECHNIE

SECTION 5 BLOCK 1

VILLAGE OF KAKAHI

TAURANGA DIRECT ROAD.

21mm PARTICLE BOARD
FLOORING



FLOOR CONSTRUCTION DETAIL.

PLANS APPROVED SUBJECT TO ALL RE-
QUIREMENTS OF THE BY-LAWS AND
HEALTH DEPT. BEING FULLY COMPLIED
WITH.

Date 30.11.83 Permit Number 305165

Inspector M. C. Gray

SPECIFICATION ADDENDA

FOR: **M. C. COLES and F. J. MacKECHNIE**

Date

Address of property **TAURANGA DIRECT Rd NGONGOTAHU R.D.2.**

Description of Site - Lot **SECTION FIVE / BLOCK VILLAGE OF KAKAHU.**

D.P.S

Local Authority;

Plan

Exterior Sheathing **BAND SAWN RUSTICATED WEATHERBOARDS.**

Base Material **BASE BOARDS**

Exterior Soinery **ALUMINUM**

Roof Type **GABLE**

Roof Material **IRON**

Frame Timber **BORIC TREATED RADIATA**

Gable Sheathing **BAND SAWN RUSTICATED WEATHERBOARDS.**

Front Door **SOLID TIMBER**

Back Door **SOLID TIMBER.**

Flooring **20mm PARTICAL BOARD**

Pelmets **N/A**

Interior Wall Lining **GIB BOARD.**

Ceiling **GIB BOARD — SARKING OVER LOUNGE, DINNING ROOM.**

Interior Light POInts **21**

Power Points **24**

Exterior Light Points **5**

Earth & Aerial or T.V Points

Electric Range P.C **\$ 1300**

WallPaper Per Roll P.C **\$15 per roll.**

Sink Bench **STAINLESS STEEL**

Tubs **SINGLE S/STEEL UNIT UNDER**

Water Supply **MAINS**

Drainage **SEPTIC TANK**

Shower **OVER BATH**

Heating **CHIP HEATER ~~SOLID FUEL~~**

Insulation **REFLECTIVE FOIL UNDER FLOOR / ROCK FIBRE TO WALLS AND CIELINGS.**

Interior Doors **KAURI PINE STAINED**

Kitchen Units **SOLID TIMBER TOPS and DOORS.**

Spouting & Downpipes **PVC MARLEY**

Hotwater Cylinder

Garage Doors



SHEET A
(CIRCLE whichever is applicable)

NAME:

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 18 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 20 m

ROOF OR BUILDING WIDTH

BW = 12.2 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 244 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 3 x 244 = 732 B.U.'s

WIND: B.U.'s ALONG

W x BW = 18 x 12.2 = 220 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 18 x 20 = 360 B.U.'s

SKETCH PLAN (external and internal walls) :

SHEET B

1 Total B.U.'s Required	2 Wall Line	3 Minimum B.U.'s Required	4 Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m)	8 B.U.'s Provided	
ALONG	A		1	1	42	2.5	105	
			2	1	42	1.7	71	
			3	1	42	1 x 1.5	63	
		194	Sub-total					239
	B		7	1	42	1.7	71	
			8	1	42	1.7	71	
			13	1	42	3.0	126	
		70	Sub-total					268
	C		4	1	42	1.7	71	
			5	1	42	1.7	71	
			6	1	42	1.7	71	
		174	Sub-total					213
	D		14	8	67	.9	60	
		62	Sub-total					60
	732	TOTAL	500	TOTAL			780	
	ACROSS	L		9	1	42	3	126
100			Sub-total					126
M			10	1	42	3	126	
		100	Sub-total					126
N			11	1	42	2.6	109	
			17	1	42	1.7	71	
		70	Sub-total					180
O			12	1	42	3	126	
			16	1	42	2.6	109	
		92	Sub-total					235
P			15	8	67	1.6	107	
		402	Sub-total					107
732	TOTAL	462	TOTAL			774		

Document Set ID: 587359
Revised Version 2022-02-02/2024

Old Tauranga Rd Street Lot DPS Section 5 Block I

ROTORUA DISTRICT COUNCIL

P-I-D to new Dwelling

Owner: M. Cole

Plumber: B. Burroughs

Drainlayer: N. Morris



BC

pd

9487-9486

Valuation No.: 6951/80

Permit No.: 9487 9486

Appn. No.: 6663 6661

INSPECTIONS

Date: 21-5-84

Date

26.5.84

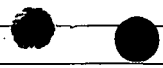
Drains checked - tested. Pumped Septic Tank. Flashed Dry. Effluent Valve del. N.C. Drainage. Seal O.K.

20.8.84

Plumby Crisp found walls unable to inspect pipe work. Job nearly completed.

28.8.84

Plumby Work Final



at B RD 21584

Application No. 6662

ROTORUA DISTRICT COUNCIL

Valuation No. 6951/80

APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK

I, the undersigned, hereby apply for permission to have the work described herein, and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1978 and Amendments at premises situated at:

Address TAURANGA DIRECT RD NGONGOTAHU RD2

Legal Description:

Lot No. 5 Deposited Plan No. I

Section No. BL15 1 Kahurangi Block No.

Description of Work: PLUMBING FOR HOUSE

Name and address of person for whom work is to be carried out:

M COLES & F.J. MACHECHINE

Name and address of Craftsman Plumber: BILL BURBURY

JACKSON RD NGONGOTAHU RD2

Name and address of Registered Drainlayer:

	Value	Fees
Plumbing	\$ 500 : 00	\$ 68 : 00
Drainage	\$: :	\$: :
TOTAL FEES		\$ 68 : 00

Signature: Mark Loty

Date: 22 MAY 1984

FOR OFFICE USE ONLY

Receipt Number 4

Fee Paid \$68.00

Date Paid 22.5.84

Issue Approved [Signature]

Date Approved 22/5/84

Permit No. 9487

See reverse for Fees and Notes

FOR OFFICE USE ONLY

FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (excluding value of fittings)		
Value of Work		Permit Fee
Up to \$50		\$15
\$51 - \$100		\$20
\$101 - \$200		\$32
\$201 - \$300		\$38
\$301 - \$400		\$44
\$401 - \$500		\$50
\$501 - \$600		\$56
\$601 - \$700		\$62
\$701 - \$800		\$68
\$801 - \$900		\$75
\$901 - \$1000		\$80

\$1001 and over, \$7 extra for every \$200 or part thereof in excess of \$1000

IMPORTANT

INSPECTION AND TESTING REQUIREMENTS

DRAINAGE WORK: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested with a 1.5 m head of water. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job, also to have available a stand pipe to apply the 1.5 m head pressure.

This form of testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

PLUMBING WORK: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

- (a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).
- (b) When work is complete.

Plans of Drainage and Plumbing Work

In the case of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

Application No. 6661**ROTORUA DISTRICT COUNCIL**Valuation No. 6951/80**APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK**

I, the undersigned, hereby apply for permission to have the work described herein, and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1978 and Amendments at premises situated at:

Address Old Tauranga Rd.

Legal Description:

Lot No. ~~B11~~

Deposited Plan No. _____

Section No. BLK. 1 Kakehi

Block No. _____

BLK. IV.

Description of Work:

Install septic tank & drainage.

Name and address of person for whom work is to be carried out:

M. Cole - Old Tauranga Rd.

Name and address of Craftsman Plumber: _____

Name and address of Registered Drainlayer:

Worm Morris.
46 Wharemu Rd ROT.

	Value	Fees
Plumbing	\$:	\$:
Drainage	\$100-00	\$20-00
TOTAL FEES		\$20-00

Signature: W. MorrisDate: 21-5-84**FOR OFFICE USE ONLY**Receipt Number 42Fee Paid \$20-00Date Paid 21-5-84Issue Approved J. S. HulleyDate Approved 21-5-84Permit No. 9480

See reverse for Fees and Notes

FOR OFFICE USE ONLY

FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (excluding value of fittings)		
Value of Work		Permit Fee
Up to \$50		\$15
\$51 - \$100		\$20
\$101 - \$200		\$32
\$201 - \$300		\$38
\$301 - \$400		\$44
\$401 - \$500		\$50
\$501 - \$600		\$56
\$601 - \$700		\$62
\$701 - \$800		\$68
\$801 - \$900		\$75
\$901 - \$1000		\$80

\$1001 and over, \$7 extra for every \$200 or part thereof in excess of \$1000

IMPORTANT

INSPECTION AND TESTING REQUIREMENTS

DRAINAGE WORK: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested with a 1.5 m head of water. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job, also to have available a stand pipe to apply the 1.5 m head pressure.

This form of testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

PLUMBING WORK: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

- (a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).
- (b) When work is complete.

Plans of Drainage and Plumbing Work

In the case of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

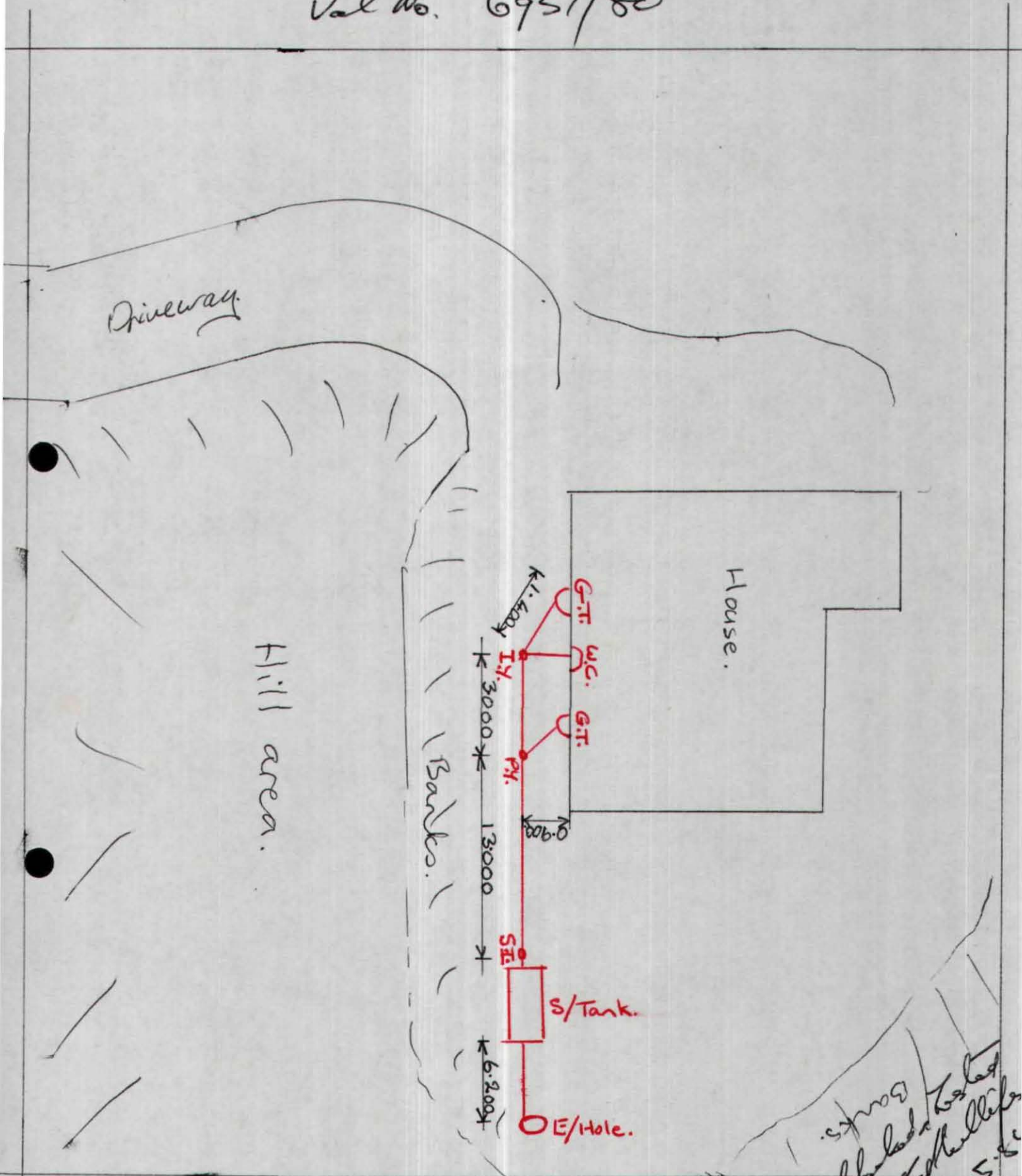
Plans **MUST** show dimensions and distances from section boundaries in metric units

Rotorua District Council

NEW SEWERAGE DRAINS—RED
STORMWATER—DOTTED BLACK
OLD DRAINS—FULL BLACK

DRAINAGE PLAN

Val No. 6951/80



OWNER M. Cole & MacKechie.

LOT _____ SEC. 5 BL. 1

No. 1 STREET Old Tauranga Rd.

SIGNATURE OF DRAINLAYER M. Morris. DATE 26-5-80

ROTORUA DISTRICT COUNCIL

Application for a connection to the

Kaharoa water supply.

REG



(FOR OFFICE USE)

Appln. No.:

Val'n No.:

House No.:

Plan Ref.:

Meter No.:

Conn. Size:

6951/80

Name of Property Owner:

MR. M. COLES. F.J. Mackechnie

Name of Previous Owner:

Legal description of property:

Section 5. Block 1 Village of Kokahi
(Lot No., D.P.S., S.D., Blb No., etc.)

Name of road and street No.:

Tourango direct Rd R.D.2. Ngo.

Number and description of existing buildings:

Description of proposed buildings:

Preferred location of gate valve and/or meter from either side of boundary:

m Left/Right Boundary

(Mark location)

(Street Name)

PLEASE NOTE

Rotorua District Council General Bylaw
1980 : 724 : 1

The Council shall have the sole rights to determine the point at which the service shall enter the premises to be served with water.

Water required for

☐ Domestic

☐ Commercial

☐ Agricultural

☐ Industrial

Plumber installing works:

Postal address of owner:

Name:

Address:

Phone:

Phone:

I hereby make application for the above water connection and agree to meet such fees, water rates and/or conditions as may from time to time apply in respect to the Rotorua District Council General Bylaws 1980.

Connection Fee Paid
Meter only

Signature of Applicant/Owner:

[Signature]

Date:

Nov 83

WATER -40.00

BARB -40.00

WED 30

18-07-84

FOR OFFICE USE

Connection Size:

mm.

Deposit Amount:

\$40.00

Rec. No.:

Date:

Approval Conditions

☐ Backflow Preventor

☐ Flow Restrictor

☒ Water Meter

☐ On Site Storage

☐ Scheme Contribution

☐ Other (state)

Connection authorised:

Engineer

Connection completed:

Overseer

Date:

Date:

Recorded Inspectorate:

Rates:

Engineers:

FILE

21 June 2000

Please Quote: P11835

Doc No: 149837v2

PERKINS, DOUGLAS GEORGE
737 TAURANGA DIRECT ROAD, RD 2
KAHAROA
ROTORUA

Dear Sir/Madam

KAHAROA WATER SUPPLY FLOW RESTRICTORS

Further to previous correspondence in October 1999 regarding the installation of correctly-sized flow restrictors, I can now advise that this work will commence during the second week of September 2000 and be carried out over a 2-3 week period.

Your flow restrictor will be replaced with a correctly sized one during this time.

Details of your restrictor size and other details are as follows:

Water Account No:	533
Property Valuation No:	06951/080.00
Existing Restrictor Size:	None l/min
New Restrictor Size:	1.4 l/min

As your new restrictor will be larger than that currently in place, we would not anticipate this work causing any requirement for you to have additional on-site storage.

We will not be issuing any further advice of this upcoming work, but if you require any further clarification or information, please contact either myself or Kim Lockie, Ph 348 4199.

Formal Constitution of Kaharoa Water Supply Area

A number of the Urban and Rural water supply schemes in Rotorua District, whilst serving a defined area, have never been formally constituted as a Water Supply Area as defined in the Local Government Act 1974.

Council is proceeding with identifying each specific area and following the special order process to formally constitute these, including the Kaharoa Water Supply Area. The area proposed to be formally constituted is the area covering all properties currently served by the existing scheme, as shown on the attached plan.

The benefits of establishing a Water Supply Area include the ability to guarantee levels of service within a defined area, and also to control any extensions to the area and ensure that these are not funded by existing consumers within the area.

It is proposed that the special order process to constitute the Kaharoa Water Supply Area will be initiated by a resolution at the Council meeting on 15 August 2000, publicly advertised, and confirmed (subject to public comment) at the next Council meeting on 26 September 2000.

However, if you have any comments or concerns regarding this process these would be appreciated prior to 18 July 2000 so they can be addressed before the formal process commences.

Yours faithfully

Eric Cawte
Utilities Operations Manager



FILE

15 October 1999

Please Quote: 11835

Doc No: 125363

PERKINS, DOUGLAS GEORGE
737 TAURANGA DIRECT ROAD, RD 2
KAHAROA
ROTORUA

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

Address all
communications to:
District Manager
Rotorua District Council

Dear Sir/Madam

KAHAROA WATER SUPPLY - PROGRESS REPORT

Further to our previous correspondence and advice, the network investigation of the Kaharoa Water Supply has been completed and the report complete with a summary of the results and proposals are attached. Council agreed to the proposals at the June 1999 Works Committee meeting.

A recommendation that will affect many users is that correctly sized restrictors will be installed throughout the scheme over a two year period, starting from June 2000.

Details of your water allocation from the scheme, existing restrictor size, proposed correctly sized restrictor and date of installing the correctly sized restrictor are given below:

Water account number	: 533
Valuation number	: 06951/080.00
Rateable area (ha)	: 0.2
Original land use	: dairy
Water allocation (l/min)	: 0.56
Existing restrictor size (l/min)	: None
Correctly sized restrictor (l/min)	: 1.4
Date of installing correctly sized restrictor	: June 2000
Recommended minimum on-site storage requirement (litres)	: 1,000

The above data represents the status of your property to date. If there are any subdivision proposals relating to the above properties being processed the allocations will change accordingly. Please contact the undersigned if there are any discrepancies or you require advise for on-site storage requirements for subdivisions once the allocations have been finalised.

Storage Requirements

One of the main original design requirements of the scheme was for secondary (on-farm or on-site) storage to provide at least 12 hours of the scheme's 24 hour storage requirements. The primary or network storage has been designed to ultimately provide 12 hours storage. Users are therefore recommended to provide on-site storage of at least 12 hours of their allocation for their own emergency storage purposes.

The correctly sized restrictor will supply a user with the required water over 24 hours at a steady flow. In practise a household or enterprise will have certain periods where there will be a peak demand period. A typical household has a peak demand between 7.00 to 9.00 a.m. and 6.00 to 9.00 p.m. On-site storage will be required for peak demand periods where the restrictor flow is less than the peak demand flow. A typical flow from a household tap is 15 l/min and for 2 or more taps running is 22 l/min. The minimum restrictor flow is 1.4 l/min. The minimum on-site storage to cater for peak demands for a typical household should be 1 000 litres.

From the above it is recommended that all users have secondary or on-site storage. The recommended minimum on-site storage requirements for a typical household will be the maximum of 12 hours of their allocation or 1 000 litres. See the recommended storage in the box on page 1.

It should be noted that users with enterprises other than a typical household should calculate their peak demand requirements and ensure they have sufficient on-site storage.

On-site Pressure Pump

The provision of on-site storage will in most cases result in a reduction in system pressure for a user. In fact the available pressure will be the difference between the level of the tap and the water level in the storage facility. Ideally the on-site storage facility (i.e. a tank) should be at least 5 to 10 metres higher than the household taps (giving 5 to 10 metres head of pressure).

A garden sprinkler typically requires an operating pressure of 15 to 30 metres head.

If this is not possible due to the topography of the plot of land then it is recommended to install a small pump fitted with a pressure vessel and pressure switch. This arrangement will allow the pump to switch on and off automatically when household taps are used without burning out the electric pump motor.

Summary

It is recommended that all users make preparations to have secondary or on-site storage and if extra pressure is required, install a small pump fitted with a pressure vessel and pressure switch. This should be carried out as soon as possible to ensure a system storage of at least 24 hours but at least before the date for the flow restrictor change.

We will contact you with a more exact date for the change, approximately 3 months before it is programmed to occur.

If you want any further advise, please feel free to contact the undersigned. However the offer will not include detail on site design but we may be able to direct you to people who can assist in this regard.

Yours faithfully



Adrian Vosloo
Utilities Planning Manager