



BC 7645

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO: 7645

VALUATION NO: 069511080.00

OWNER: Perkins

PROPERTY NO: 711835

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 LP 16/02/01	DATE ISSUED: 5/3/01

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			40		09.02.01
Building	M.J.	15-2-01	20	M.J.	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:

02-11-20

7645

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 7644

VALUATION NO: 06451 | 080,00

OWNER: Perkins


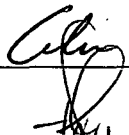


PROPERTY NO: P11835

PROJECT LOCATION: 737 Tauranga Direct Rd

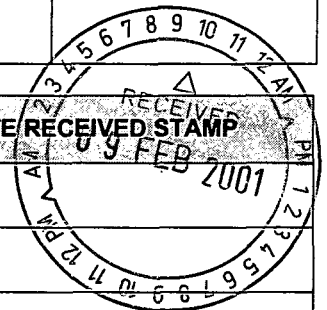
DESCRIPTION OF WORK: Sleepout

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)

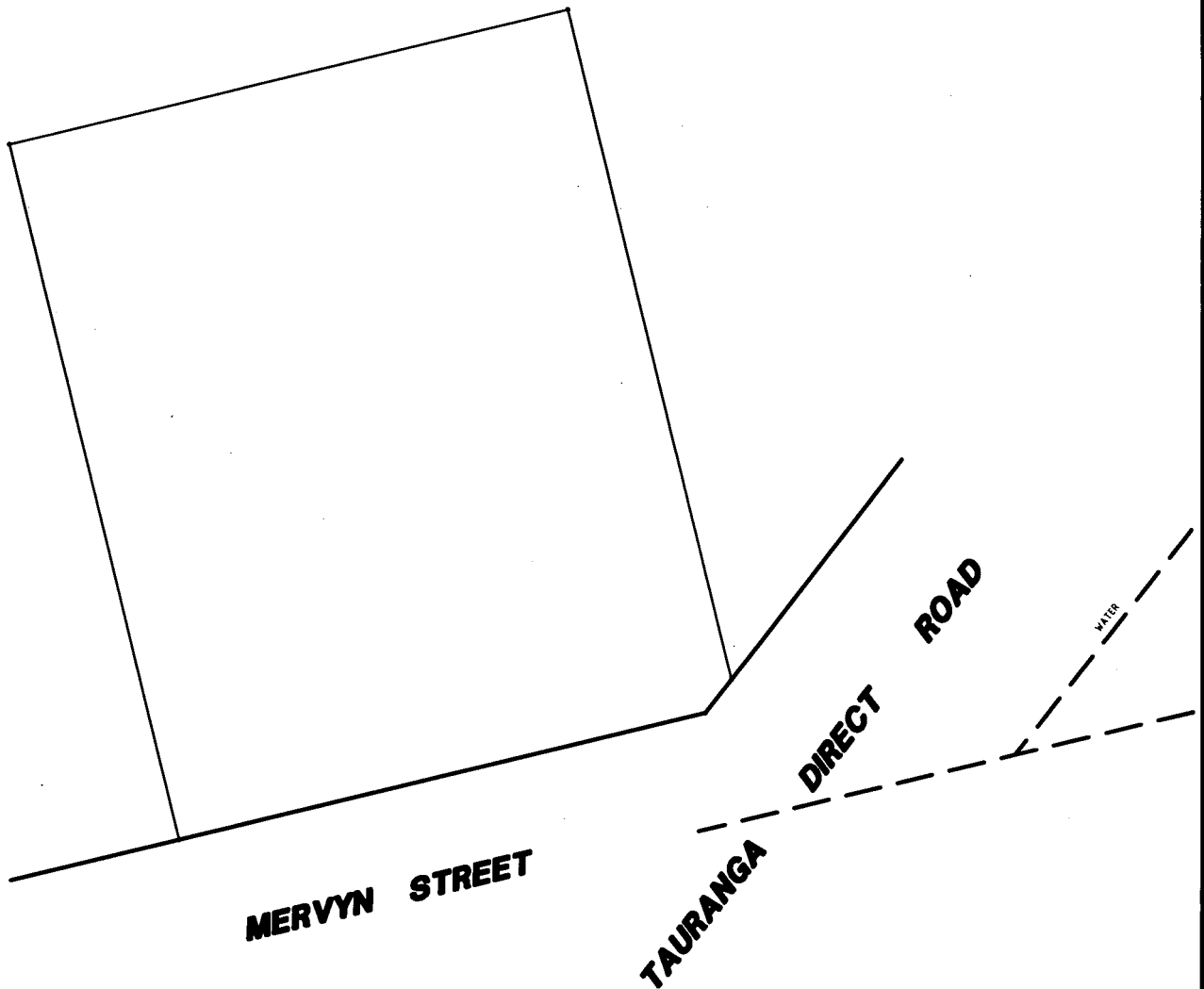
- 300 a b c d (e) g h i j k l f 338 a b c d e g h f
- 302 a b c d e g h i j k l 340 a b c f
- m n o p q r s t u f 342 a b f
- 304 a b c f 344 a b f
- 306 a b c d e g h i j k l 346 a b f
- m n o f 348 a b c d e g h i j k
- 308 a b (c) d e f l m n o p q r s t u
- 310 a f v w x y z f
- 312 a b c d e f 350 a b c d e g f
- 314 a b (c) 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 (c) d e g h (f)
- 320 a b c d e f 358 (a) (b) 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 (a) 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 reasonable 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 boundary pegs.

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

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 <i>Bui</i>

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

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.

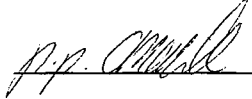
ELECTRICITY

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

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

Signed for and behalf of the Council:

Name: L 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
4. 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

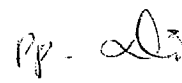
- (1) *A building consent shall lapse and be of no effect if-*
- (a) *The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow;"*

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: 581256
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

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INTENDED LIFE: Indefinite but not less than 50 years

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NUMBER OF STAGES: 1

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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

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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.

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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

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.

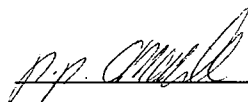
ELECTRICITY

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

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

Signed for and behalf of the Council:

Name: L Tetenburg Position: Administration - Building

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

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

Page : 1

See attached page(s) for any other conditions.

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.

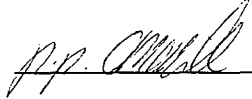
ELECTRICITY

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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 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 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	
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I, D. Somerville..... (Name)

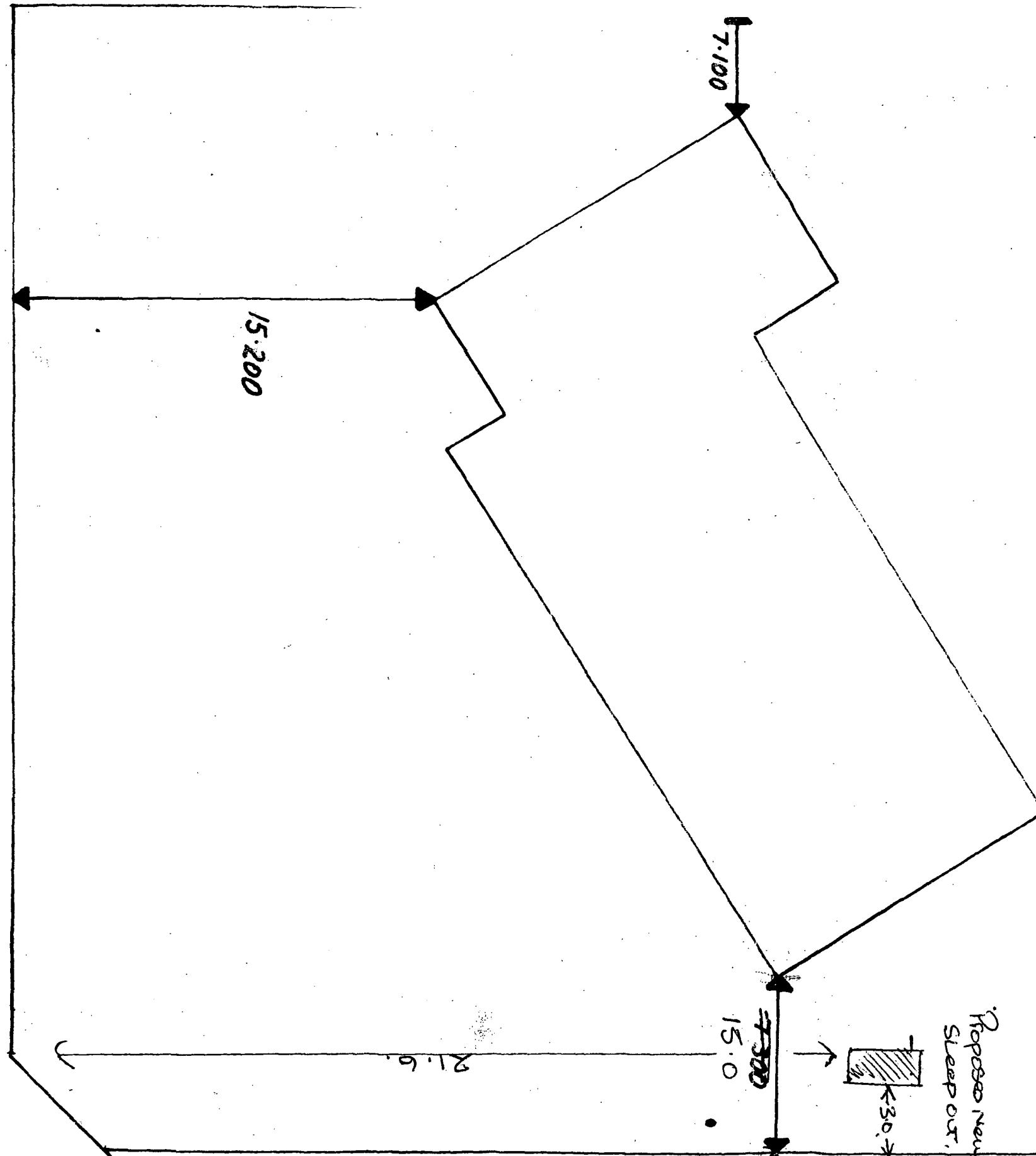
Have ascertained to the best of my knowledge that the above information is correct.


(Signature of Applicant or Agent for Applicant)

9 - 2 - 2001 -
(Date)

MERVYN STREET

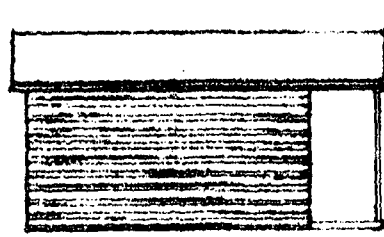
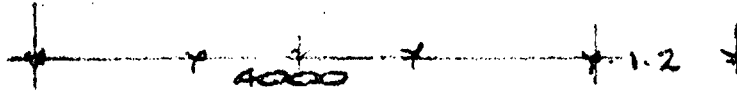
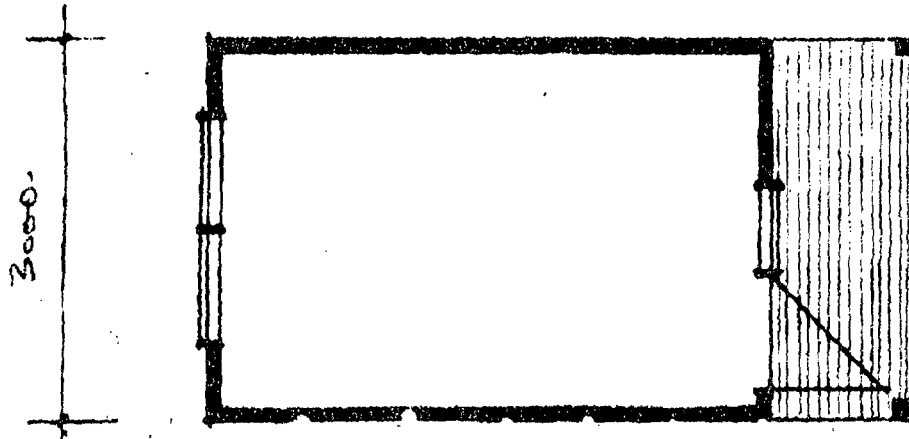
A DIRECT ROAD



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

DATE 15.9.01 P.I.M. NO. 7644

OFFICER [Signature]



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

DATE 1520 P.I.M. NO. 7634

OFFICER *amell*

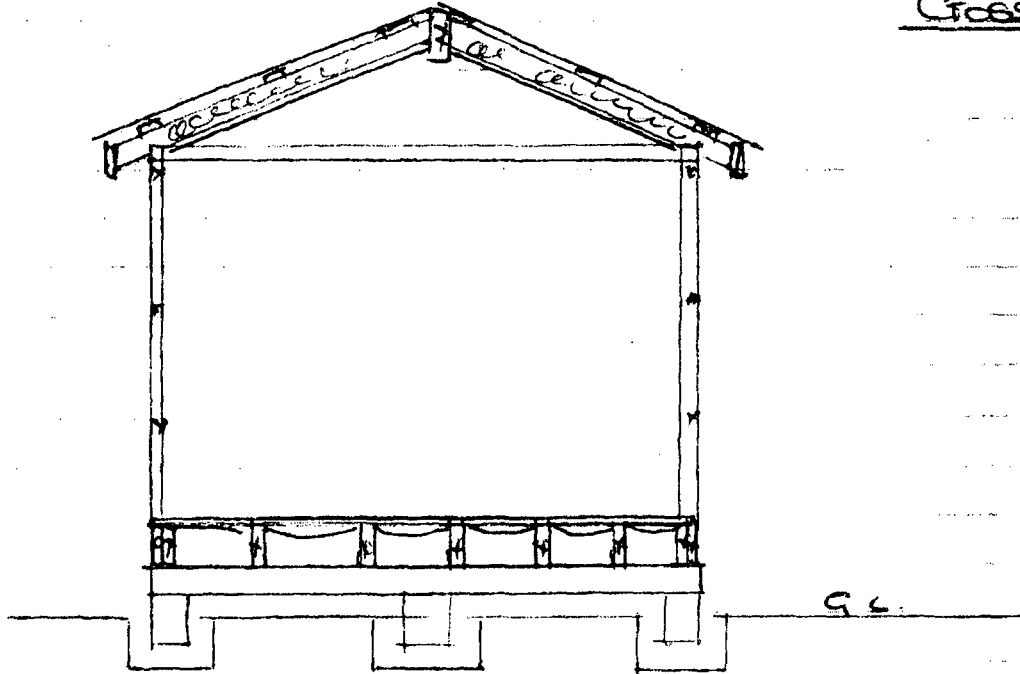
Proposed Sleepout
 For D & H Perkins
 Tauranga District Rd

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 - Gilling
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