



Section 35, Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

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

APPLICANT	PROJECT
Name: CLARK GREGOR Mailing Address: 33 HAUMOANA STREET ROTORUA	All FILE <input type="checkbox"/> Stage No x of an intended stages of: New Building  <input type="checkbox"/> BC 960084 Alteration OTH 7/2/96 <input type="checkbox"/> Intended Use(s) (in detail): RESITED BUILDING RESITE DWELLING FROM 8-10 RUIHI STREET & Carport. Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 45,000.00
PROJECT LOCATION	
Street Address: 196 CLAYTON RD ROTORUA	
LEGAL DESCRIPTION	
Property Number: 25944 Valuation Roll Number: 06553/235.00B Lot: 23 DP: 911 Section: Block: Survey District:	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name:  Position: Admin Building Date: 7 / 2 / 96

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

This building consent is issued subject to the conditions specified in the attached 1 pages, headed "Conditions of Building Consent No 96/0084"

P26004

P25944

~~P07594~~
~~P25943~~

30.1.96.

FILE

✓
SEWER CONNECTIONS

LEN WHITTAKER

Please provide quotes for two sewer connections attached.

3 Thomas Cres - 0.5m from L.H.S. boundary

196 Clayton Rd - 3.0m from cross/lease boundary on Lisa Cres.

He does not want to do any excavation.

Thanks

Paula Chy
Lance Tak.

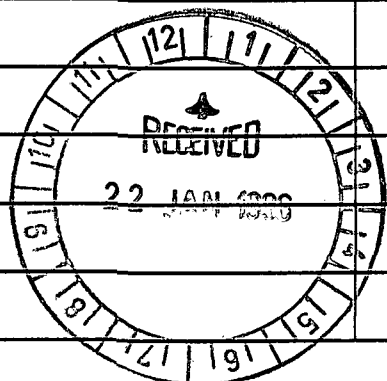
BUILDING CONSENT PROCESSING SHEET

P25943
P25944

CONSENT NUMBER: 60/96/0084 **DATE RECEIVED:** 22/1/96

SITE ADDRESS: 196 Clayton Road INV 5/2

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appin - Bldg Officer	mike	22/1	Hours Min. 5.		
Prepare File & Data Entry			Hours Min. 15.	15	23-1.
C.P.C. Planning	gm	23/1/96	Hours Min. 20.		5-2
Drafting			Hours Min. 15.		23.1.96
Controlled Activity / Resource Consent			Hours Min. .	gm	24/1/96
Environmental Health			Hours Min. 5.	gm	25.1.96
Pollution Control Officer			Hours Min. 5.	M.S?	25.1.96
Plumbing & Drainage	WD	25-1-96	Hours Min. 5.	R	5/2/96
Recreation & Community	AR	26/1/96	Hours Min. 2.		
Dangerous Goods/Geoth			Hours Min. 5.	DL	30/1/96
Resource Engineer			Hours Min. .		31-1-96
Land Fill			NO UNKNOWN		
Flood Prone			NO UNKNOWN		
Building Officer <small>vehicle crossing required carport</small>	RRM?	1-2-96	Hours Min. 10.	R	5/2/96.
Update Data Entry			Hours Min. .		
Issue Tax Invoice			Hours Min. .		
Issue Building Consent			Hours Min. .		
Fax Costs			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		



Controlled Activity?

2 February 1996

Please Quote: P25944

Ref: esl0202b.lsu

Clark Gregor
33 Haumoana Street
ROTORUA

Dear Sir,

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)**

APPL NO. 96/0084 - PROPOSED RESITE DWELLING AND CARPORT

STREET ADDRESS -196 CLAYTON ROAD

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

Planning

Note: Because the Rotorua District Council publicly notified its Proposed District Plan on 17 December 1993, in terms of Section 9 of the Resource Management Act 1991, the most restrictive of the provisions of the Transitional and Proposed District Plans apply. This situation will continue until such time the provision of the Proposed Plan becomes operative, or is deemed to be operative in terms of Section 19 of the Act.

In terms of the two applicable district plans, the following comments are made:

1. Controlled activity approval was granted on 24 January 1996 subject to a bond of \$594.00 being paid. This bond will be refunded once the drive and a manoeuvring area are formed and sealed to the satisfaction of the Planning Manager.
2. Please provide plans for the carport shown on site plan if it is to part of this application.

*Bond refunded
16/12/96
M. Gregor*

Plumbing and Drainage

Name of registered drainlayer and craftman plumber required.

MR FRANK MORRIS

Building

Please provide 3 photographs of this dwelling.

R. 5/2/96.

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

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

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

APPLICATION NUMBER 96/0084



PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name <u>CLARK GREGOR</u>	Contact Name
Postal Address <u>33 HAUMOAHA ST</u>	Postal Address
Phone Number <u>07 3471123</u>	Phone Number
Fax Number <u>07 3471313</u>	Fax Number

3. PROJECT LOCATION

Address: 196 CLAYTON ST Rotorua

4. LEGAL DESCRIPTION

Valuation Number <u>6553/235.00B</u>		OFFICE USE ONLY	
Property ID: <u>P25944</u>			
Lot(s) (Section) <u>23</u>	DP/S (Block) <u>911</u>	Lot Area(s) m ² /ha	No. of new toilets/urinals

5. PROJECT

5.1 New Building <input type="checkbox"/>	5.2 Intended Life Indefinite but not less than 50 yrs <input type="checkbox"/>	5.3 Description of Work: <u>RELOCATION OF DWELLING</u>
Alteration <input type="checkbox"/>	or	5.4 Intended Use(s) (in detail)
Relocation <input checked="" type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>45,000</u> (GST INCL)
Demolition <input type="checkbox"/>		

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

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner/owner's agent:

Signature: John Clark

Name: CLARK GREGOR Date: 22/1/96
(PLEASE PRINT)

Office Use Only TARGET DATE <u>8 1 2 196</u>
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PART B : PROJECT DETAILS

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

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

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

PART C : PROJECT DETAILS

(Complete Part C in all cases)

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

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

PART D*(Complete as far as possible in all cases)**Give names, addresses, telephone numbers. Give relevant numbers if known.***13. DESIGNER(S)**

Name:

Address:

Phone Number: Fax Number:

BUILDER

Name:

Address:

Phone Number: Fax Number:

DRAINLAYER

Name: Reg. No.

Address:

Phone Number: Fax Number:

PLUMBER

Name: Reg. No.

Address:

Phone Number: Fax Number:

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

14.

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m. 1350 x 7.84m (incl deck)
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review <i>5036337</i> <i>22/11</i>	<i>306.00</i>	
Project Information Mem.		
TOTAL FEE GST incl.	<i>306.00</i>	
Fees payable on approval	\$	c
Building Consent	<i>306</i>	<i>—</i>
Footpath Damage Deposit <i>resale</i> <i>Refunded</i>	<i>500</i>	<i>—</i>
Crossing Deposit <i>none in fee</i> <i>29-8-97</i>	<i>500</i>	<i>—</i>
BRANZ Levy	<i>45</i>	<i>—</i>
B.I.A. Levy	<i>29.</i>	<i>25</i>
Water Connection	<i>225</i>	
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond	<i>Refunded 16/10/96</i> <i>100</i> <i>594</i>	<i>—</i> ✓
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL		

CONSENT ISSUE AUTHORITY	
Receipt No.	<i>5041008/009</i>
Date of Issue	<i>7.2.96</i>
Authorised By	<i>[Signature]</i>
Date authorised	<i>5-2-96</i>

REFERRALS	
SENT	RETURNED
Structural	

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

CODE COMPLIANCE CERTIFICATE NO: 96/0084

P25944.

Section 43(3), Building Act 1991

ISSUED BY ROTORUA DISTRICT COUNCIL

FILE

BUILDING CONSENT NO: 96/0084

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of: _____ of an intended _____ stages		CLARK GREGOR	
New or relocated building	<input checked="" type="checkbox"/>	196 CLAYTON RD	
Alteration	<input type="checkbox"/>	ROTORUA	
Intended use(s) (in detail): RESITED BUILDING		LEGAL DESCRIPTION	
RESITE DWELLING FROM 8-10 RUIHI STREET AND CARPORT		Property Number: 25944	
Intended Life:		Valuation Roll Number: 06553/235.00B	
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: 23	DP: 911
Specified as _____ years		Section:	Block:
Demolition	<input type="checkbox"/>	Survey District:	

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached _____ page(s) headed "Conditions of Code Compliance Certificate No _____" (being this certificate).

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

Receipt No:

\$1000.00 damage deposits refunded
MEMO 9281 29/1/97

Signed for and on behalf of the Council:

Name: *[Signature]*Position: Admin Assist, BldgDate: 29 / 1 / 97

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 96/0084Date Consent Issued: 7.2.96OWNER: Gregor

BUILDER: _____

SITE: 196 Clayton RoadPLUMBER: FRANK MORRISVALAUTION NO: 06553/235.00B

DRAINLAYER: _____

FILE NO: P 25943LOT NO: 23 OPS 911

DESCRIPTION OF PROPOSED WORK:

Re-site Dwelling ~~From 8 to 6~~

DATE	INSPECTION REPORTS	TIME
9/5/96	FOOTINGS: BOUNDARIES ALL O.K., GROUND BEARING ALL O.K. ACTUAL ANCHOR/CONCRETE SYSTEM O.K TO FOUR.	
10/6/96	PRELIM: MOISTURE TOWARDS (END) TOO HIGH, BATS IN PLACE, CALL FOR RE-CHECK	
	PRG-LINE P.O.: PIPED TO BUTELINE UNDER TEST, O.K., YET TO RESTRAINT H/W/L. & FIT DRAIN TO H/W/L.	
17/6/96	PRELIM 1&2: MOISTURE NOW ALL O.K. INSULATION IN PLACE, O.K TO LINE	
25-6-96	Drain inspected & tested (PLAN FILED 24-7-96) (DRAINING)	
12/7/96	FINAL: JOB COMPLETE, ALL O.K. YET TO COMBINE VEHICLES CROSSING, YET TO START CARPORT.	
3/10/96	FOOTING: (GARAGE) boundaries all O.K. Footing to correct sizes agreed bearing. 2 P.O.s in place with H.R.C over polythene, O.K to four.	
29-1-97	Job Completed	

BUILDING SERVICES
FIELD INSPECTION COMPLIANCE

File No: P 25 944 Appn No: 60.96.0084
 Contractor: _____ Phone: _____
 Owner: Gregor Phone: _____
 Lot No: 23 DPS: 911
 Site Address: 196 Clayton Road
 Proposed Work: Reside Dwelling

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Site formation						
2. Footings/Piles						
3. Concrete Floor 1						
4. Concrete Floor 2 P & D						
5. Bond beams						
6. Prelining 1						
7. Prelining 2						
8. Prelining P & D						
9. Linings						
10. Fittings P & D						
11. Drain test P & D						
12. Final						
13. Solid Fuel Heaters						
14. Vehicle Crossing/ Damage Deposit						
15. Other (please note)						

7/5/96.

Issue of Code Compliance Certificate approved.

Date:

Building Officer:

IMPORTANT

THIS CARD MUST BE PRODUCED ON THE SITE AT EVERY INSPECTION EITHER BY THE OWNER OR HIS/HER AGENT

As the holder of a building consent the **OWNER** or his/her **AGENT**
is required to:

(GIVE 24 HOURS NOTICE FOR ANY INSPECTION ON SITE)

1. Footings - reinforcing steel to be in place. Pile excavations complete.
No concrete to be poured.
2. Concrete Floor Slabs - two inspections; first for sub grade preparation,
second when moisture barrier and steel is in place and plumbing pipe work is fitted.
3. Prelining Inspection 1 - when the structure is completely closed in, plumbing pipework is
in place and before insulation is fitted.
- 3A. If applicable check for correct facilities for disabled persons.
Prelining Inspection 2 - when the insulation is fitted.
4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any
decoration is done.
5. Water Supply - Back flow preventers in place.
6. Drains fully laid and ready to test - sewer and stormwater.
7. Final - when the building is ready for occupancy, but before occupancy takes place.

For all the above inspections, the **OWNER** or their **AGENT**, is required to be on site at the
time of the inspection and they shall have a set of the stamped, approved drawings for the job
on site.

PLEASE NOTE:

Additional charges may be made for the following if the Building Officers arrives and:

1. The work is not ready for the inspection.
2. Owner/agent/plans not on site.
3. Inspection not cancelled.
4. Boundaries not located or proved.

It is important to note that should the necessary inspections not be done, a **CODE
COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to consequence of occupying or selling a non-complying building.

ROTORUA
DISTRICT
COUNCIL



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

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

BUILDING CONSENT PROCESSING SHEET

P25-9.43

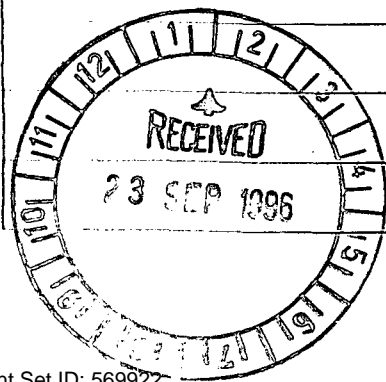
P25-9.44

Amended Plans

CONSENT NUMBER: 60/96/0084 DATE RECEIVED: 23/9/96

SITE ADDRESS: Crn Clayton Road / Usa Crescent

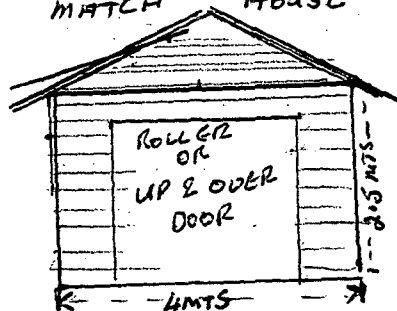
ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appln - Bldg Officer	<i>Don</i>	23/9	Hours Min. 5.		
Prepare File & Data Entry			Hours Min. .		
C.P.C. Planning <i>Desd B.</i>			Hours Min. .	<i>JA</i>	25/9/96
Drafting			Hours Min. 25.	<i>JA</i>	25-9-96
Controlled Activity / Resource Consent			Hours Min. .		
Environmental Health			Hours Min. 5.	<i>JA</i>	26-9-96
Pollution Control Officer			Hours Min. .	<i>JA</i>	25-9-96
Plumbing & Drainage			Hours Min. .	<i>JA</i>	27/9/96
Recreation & Community			Hours Min. 3.	<i>JA</i>	30-9-96
Dangerous Goods/Geoth			Hours Min. .		
Resource Engineer			Hours Min. 3.	<i>JA</i>	30-9-96
Land Fill			NO UNKNOWN		
Flood Prone			NO UNKNOWN		
Building Officer			Hours Min. 5.	<i>JA</i>	1-10-96
Update Date Entry			Hours Min. .		
Issue Tax Invoice			Hours Min. .		
Issue Building Consent			Hours Min. .		
Fax Costs			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		
			Hours Min. .		



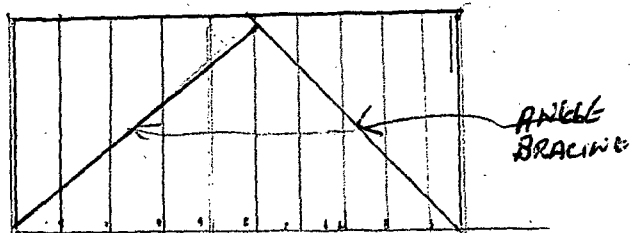
GREGOR AMENDED PLAN.

196A CLAYTON RD LOT 23
DPS 911
GARAGE INSTEAD OF CARPORT 4x6MTS
2.5MTS OFF BACK FENCE
1 MT OFF SIDE OF HOUSE
3 MTS OFF SIDE FENCE

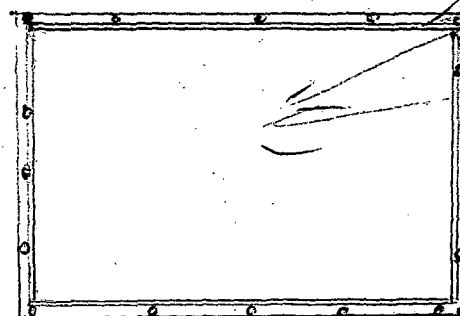
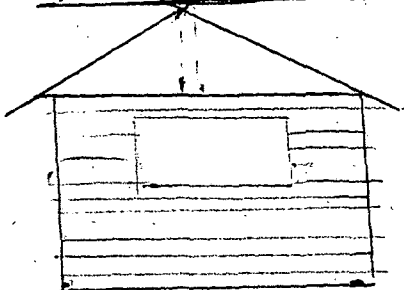
FRONT ELEVATION
HARDY PLANK TO
MATCH HOUSE



ROOF CORRUGATED IRON
SIDE ELEVATION
CONSTRUCTION 4 X 2



REAR ELEVATION

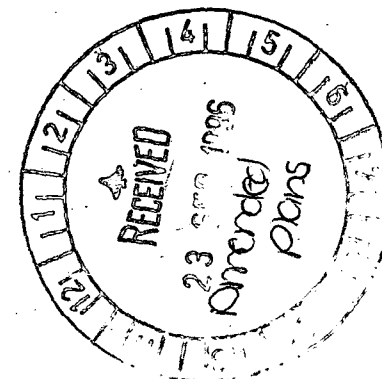


FOOTINGS 300 X 200
CONCRETE FLOOR & FOUNDATIONS
2 1/2 STEEL RODS FOUNDATIONS
STEEL MESH OVER FOUNDATION

TIES TO HOLD WALLS

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

Date 1.10.16 Permit Number 96/0084
Inspector P. Lawrence







&fd_folder

CONTROLLED ACTIVITY APPROVALADDITIONAL HOUSEHOLD UNITS

Where the District Plan lists additional household units as a Controlled Activity, approval must be obtained from Council

Certain criteria must be met before approval can be granted. These criteria include:

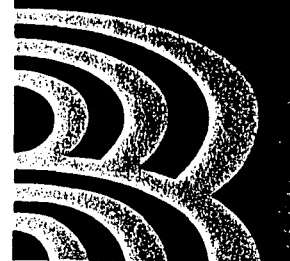
- i) Permanent definition of boundaries through the provision of fencing, hedging or screening in order to provide each of the proposed units with adequate privacy unless by written consent the adjoining site owner has agreed that this requirement is not necessary (see Rule 10.8(c) Part Seven).
- ii) The formation and construction in permanent materials (concrete, hotmix, cobblestones etc) of a driveway and vehicle manoeuvring area to service the site (see Rule 10.8(d) Part Seven).
- iii) Construction of a vehicle crossing where applicable (see Rule 9.2.3 Part Seven).
- iv) Landscaping of the site (see Rule 9.2.2 Part Seven)
- v) A financial contribution for reserves purposes for each additional household unit. Such contribution shall be 5% of the value of the land that the additional household unit was exclusive rights to. (see 2(a)(1) Appendix U).

Where the required works have not been completed prior to uplifting the building consent a bond may be required (in accordance with Sections 105 and 108 of the Resource Management Act 1991) to cover the total cost of meeting the above criteria.

× Fencing : Length _____ m x Unit Price \$ _____	= \$ _____
✓ Driveway : Length <u>8</u> m x Unit Price \$ <u>45</u>	= \$ <u>360</u>
✓ Manoeuvring Area : Area <u>3</u> m ² x Unit Price \$ <u>26</u>	= \$ <u>234</u>
✓ Vehicle Crossing	= \$ _____
Landscaping	= \$ _____
Total Bond	= \$ <u>594</u>
Financial contribution for reserves purposes (not part of bond) Land value \$ _____ x 5%	= \$ _____

On _____ Council considered the above Controlled Activity and resolved that it be approved subject to payment of the specified application fee, a financial contribution for reserves purposes of \$ _____ and a bond of \$ 594 which must be paid before the building consent can be uplifted.

~~P. Mickelson~~
Supervising Planner



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

19 January 1996

BLDG23

Please Quote: 33-72-010

Ref: _____

Building Services
Rotorua District Council
Private Bag RO 3029
ROTORUA

ATTN: Building Controls Manager

Dear Sir

I Clark Gregor agree to the following conditions being enforced on the proposed
(Name of Applicant)
resiting of a dwelling.

From: 8-10 Ruhihi Street, Rotorua (2 units)
To: 196 Clayton Road (1 unit)
& 3A Thomas Crescent (2nd unit)

1. That all necessary consents be obtained before dwelling is moved.
2. That the requirements of the District Scheme be complied with in full.
3. That any damage caused by transportation or resiting be fully reinstated.
4. That all scheduled work above be completed within twelve (12) months from the date of resiting with all exterior works carried out in the first two (2) months of that period.

5. conditions 1-6 as listed in letter dated
16 January 1996 (attached)

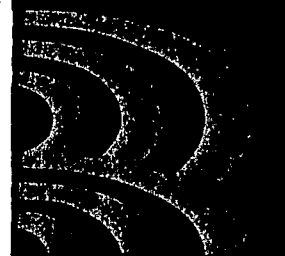
~~6~~

Clark Gregor

SIGN: *Clark Gregor*

DATE: 19 January 1996

NAME: Mr C Gregor



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

16 January 1996

Please Quote: 3372010

Ref: esl1601s.wes

Clark Gregor
33 Haumoana Street
ROTORUA

Dear Sir,

**RESITE TWO FLATS FROM 8-10 RUIHI STREET, ROTORUA TO
196 CLAYTON ROAD & 3A THOMAS CRESCENT, ROTORUA**

1. Weather boards to be replaced on both units.
2. Floor coverings kitchen laundry bathroom on both units.
3. Repaint both units.
4. Roof and wall where existing fire wall to be weather proof.
5. Building consents to be uplifted and disconnection fees to be paid before any work commences.
6. All work to comply with the NZ Building Code.

Yours faithfully

W.E. Simes
Building Officer

I c Gregor agree to
these conditions

19 January 1996

From
F.Y.I.

6553/235.00

CLAYTON ROAD
PUBLIC - WARRANT 9358



Approval

MADE

PURSUANT TO SECTION 84 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON WERE CONSTRUCTED BEFORE 1 JANUARY 1975 AND WERE PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE IN CASE OF FIRE AS WERE REQUIRED BY THE BYLAWS OF THE ROTORUA DISTRICT COUNCIL APPLYING AT THE DATE OF THIS CERTIFICATE.

DATED THIS _____ DAY OF _____ 1990

AUTHORIZED OFFICE

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN THE POSITIONS SHOWN AND ARE WITHIN THE BOUNDARIES OF CT. LOT 23 DPS911

A.W.R. McCauley
REGISTERED SURVEYOR

Total Area 1040 m²

Comprised in CT. 1064-112 (an)

I, ALAN WILLIAM BEN MCCAULEY
Registered Surveyor and holder of an annual practicing certificate who may act as a registered surveyor pursuant to section 10 of the Survey Act 1984 hereby certify that this plan has been surveyed and made by me or under my directions, that the survey is correct and has been made in accordance with the Regulations 1972 or any regulations made in substitution thereof at ROTORUA, this _____ day of _____ 1990
Signature

Field Book Reference Book
Reference Plans DPS 911

Examined Correct

Approved for LEASING PURPOSES ONLY

...../...../..... LAND TRANSFER

Deposited this day of

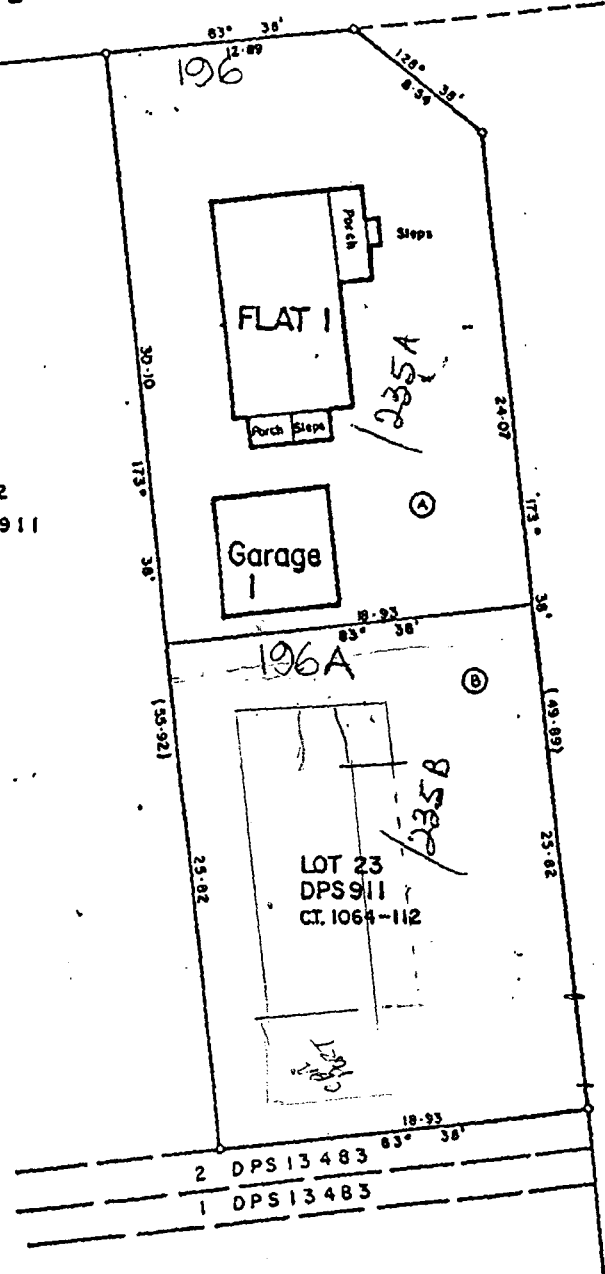
District Council

File
Returned
Instructions

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BY-LAWS AND HEALTH DEPT. ENGINEER, FULLY COMPLIED WITH.
Dated 7.2.96 Permit Number 96/0084
Inspector P. Lawrence (CS)

22
DPS 911

(20-12)
LISA CRESCENT
PUBLIC - S 22818



REDUCED COPY
NOT ORIGINAL SCALE

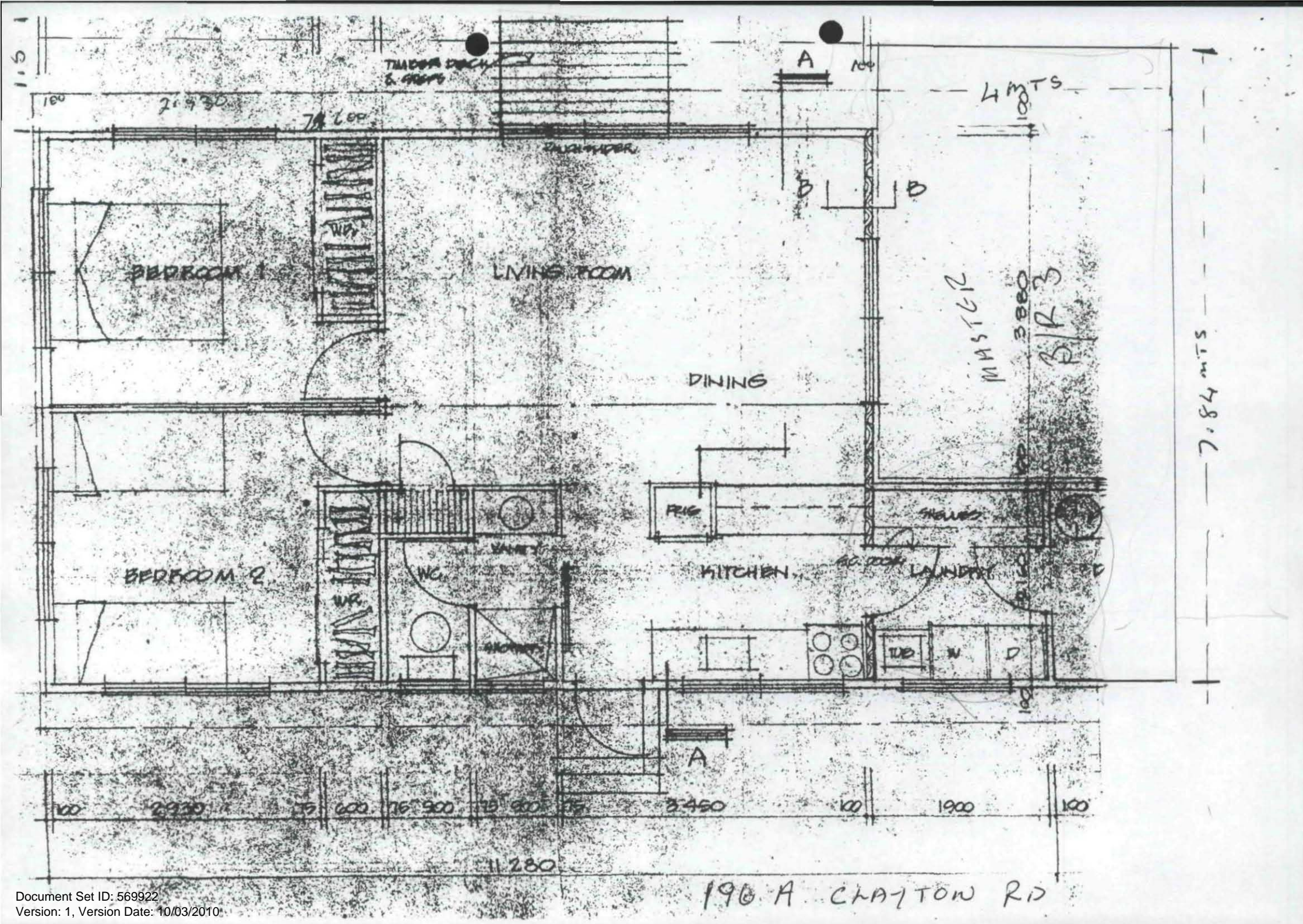
DISTRICT SOUTH AUCKLAND

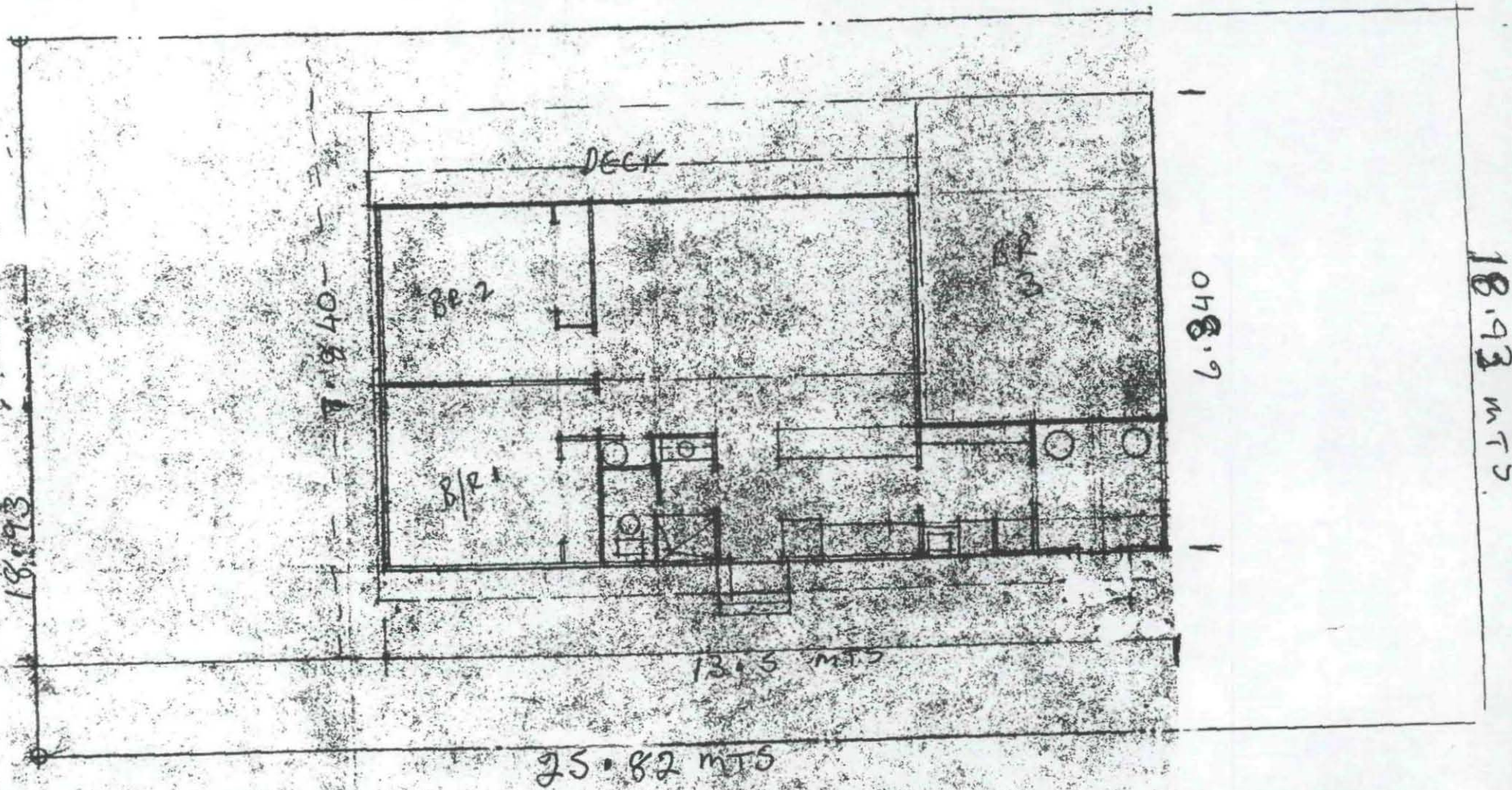
FLAT ON LOT 23 DPS911

TERRITORIAL AUTHORITY ROTORUA DISTRICT

by MARTIN MCCAULEY MORTON LTD.

Date 1.2.90 Date FEB. 1990

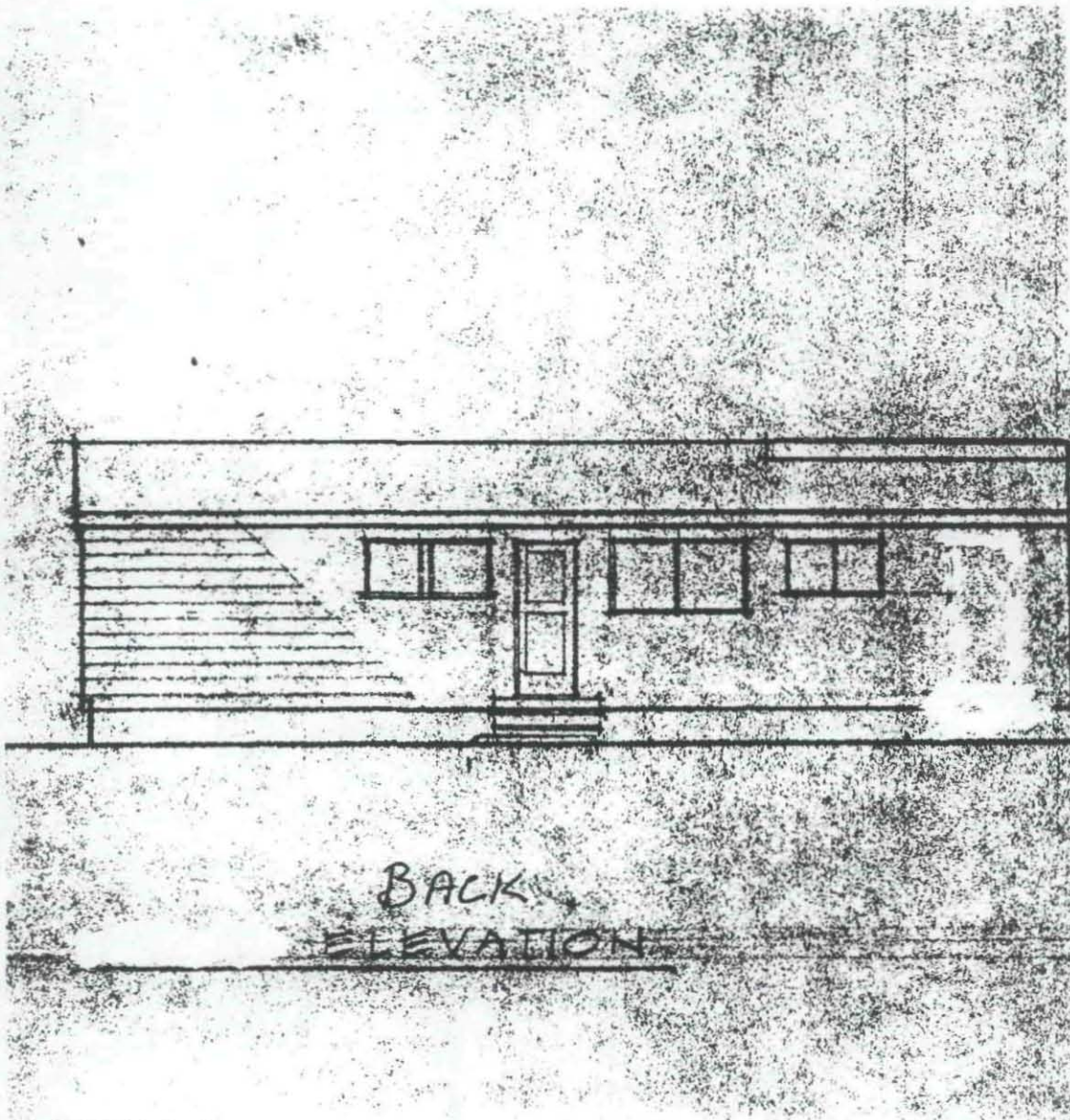




SITE PLAN

legal description:

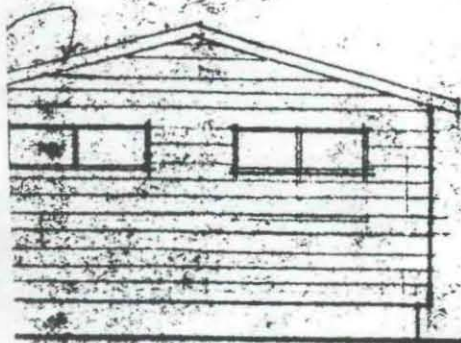
CLAYTON RD



CLAYTON
RD.

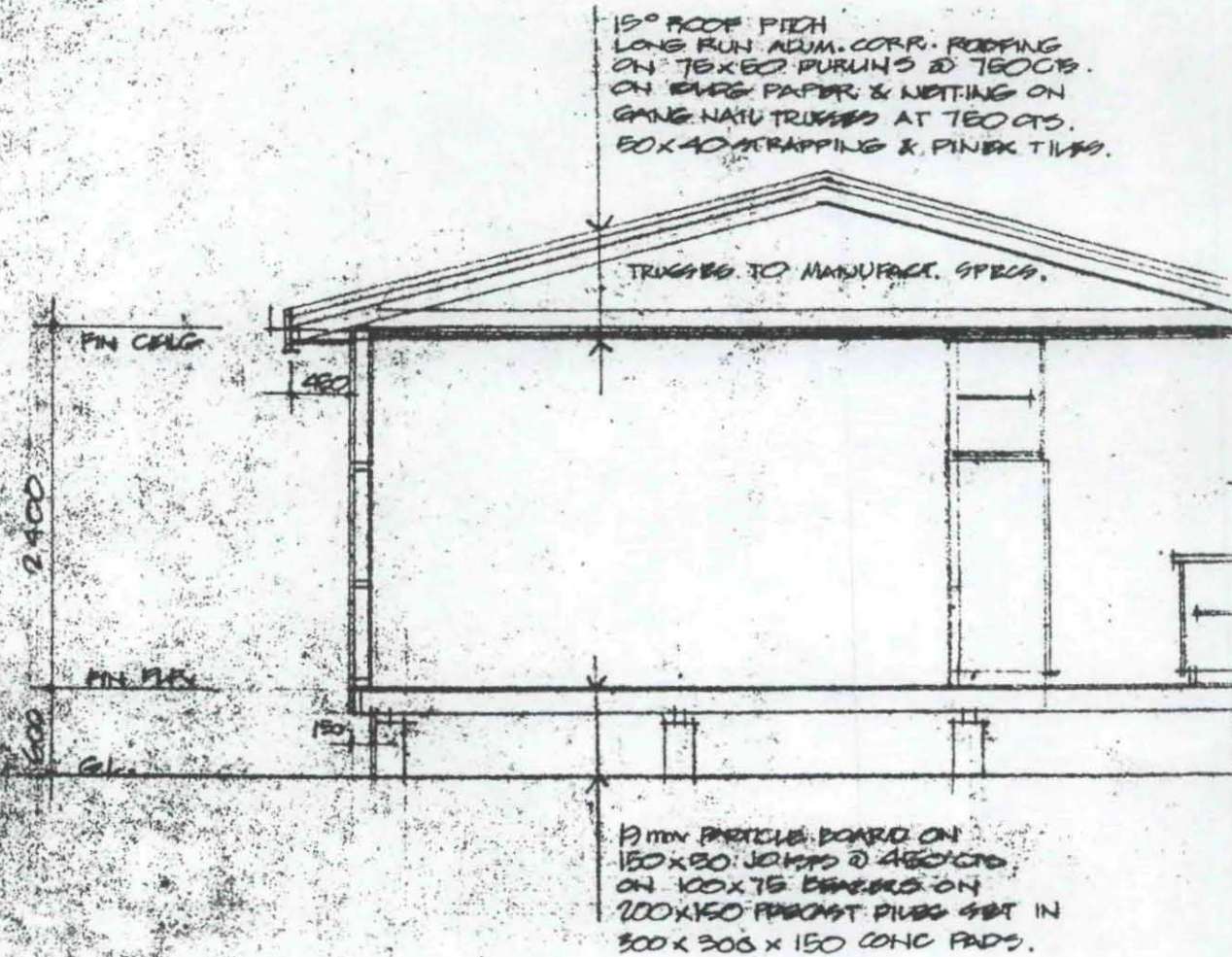
BACK
ELEVATION

CHAYTON RD



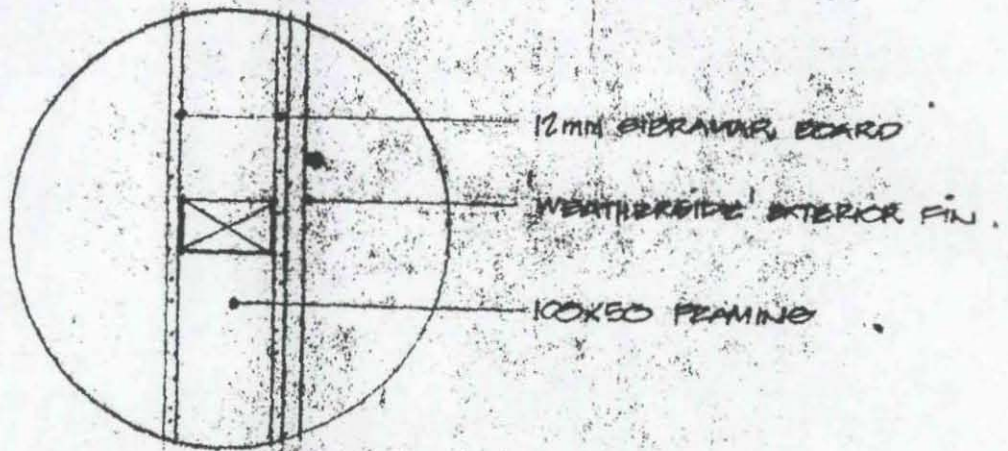
31 ELEVATION

WEST ELEVATION SIMILAR

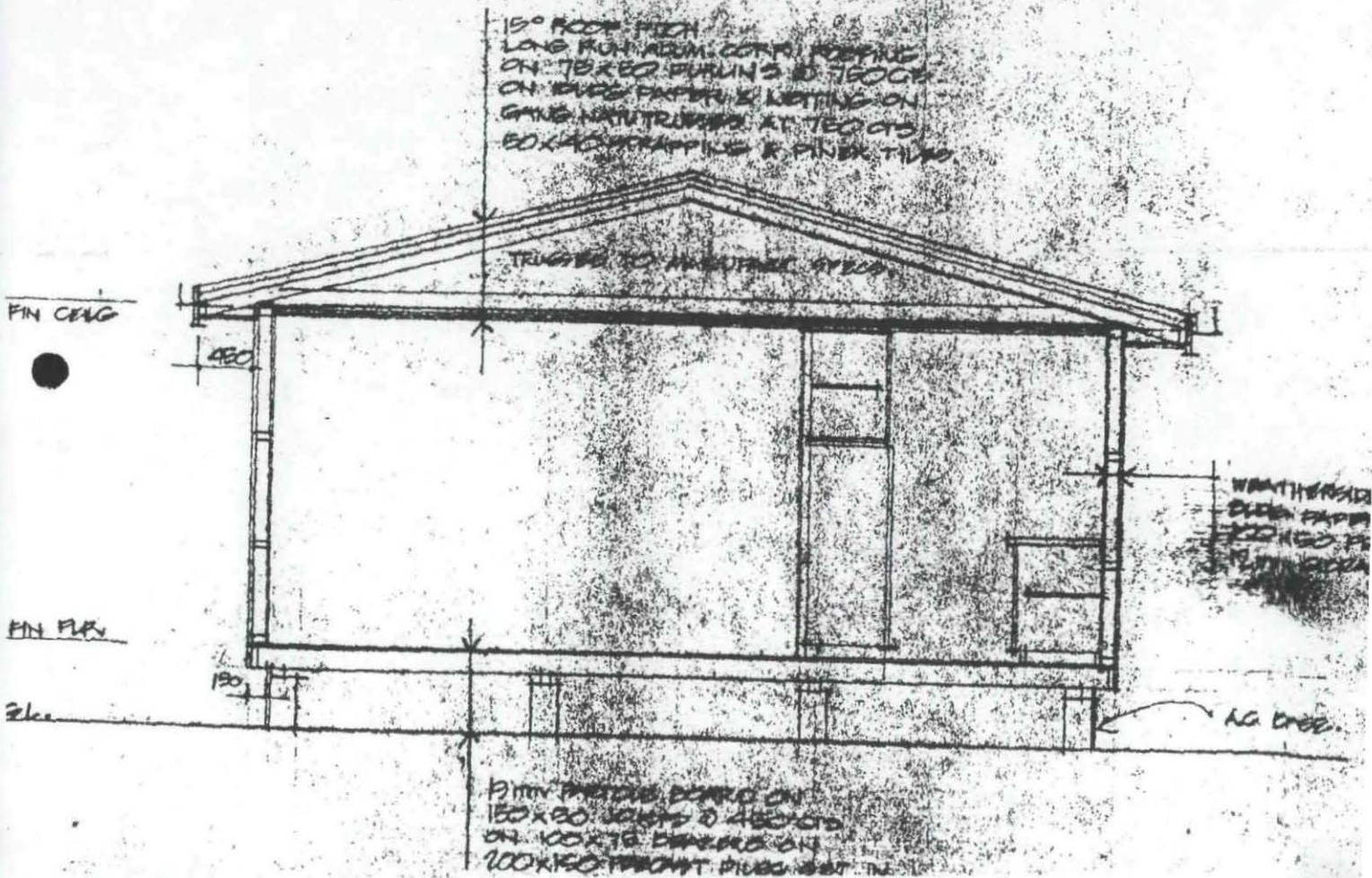


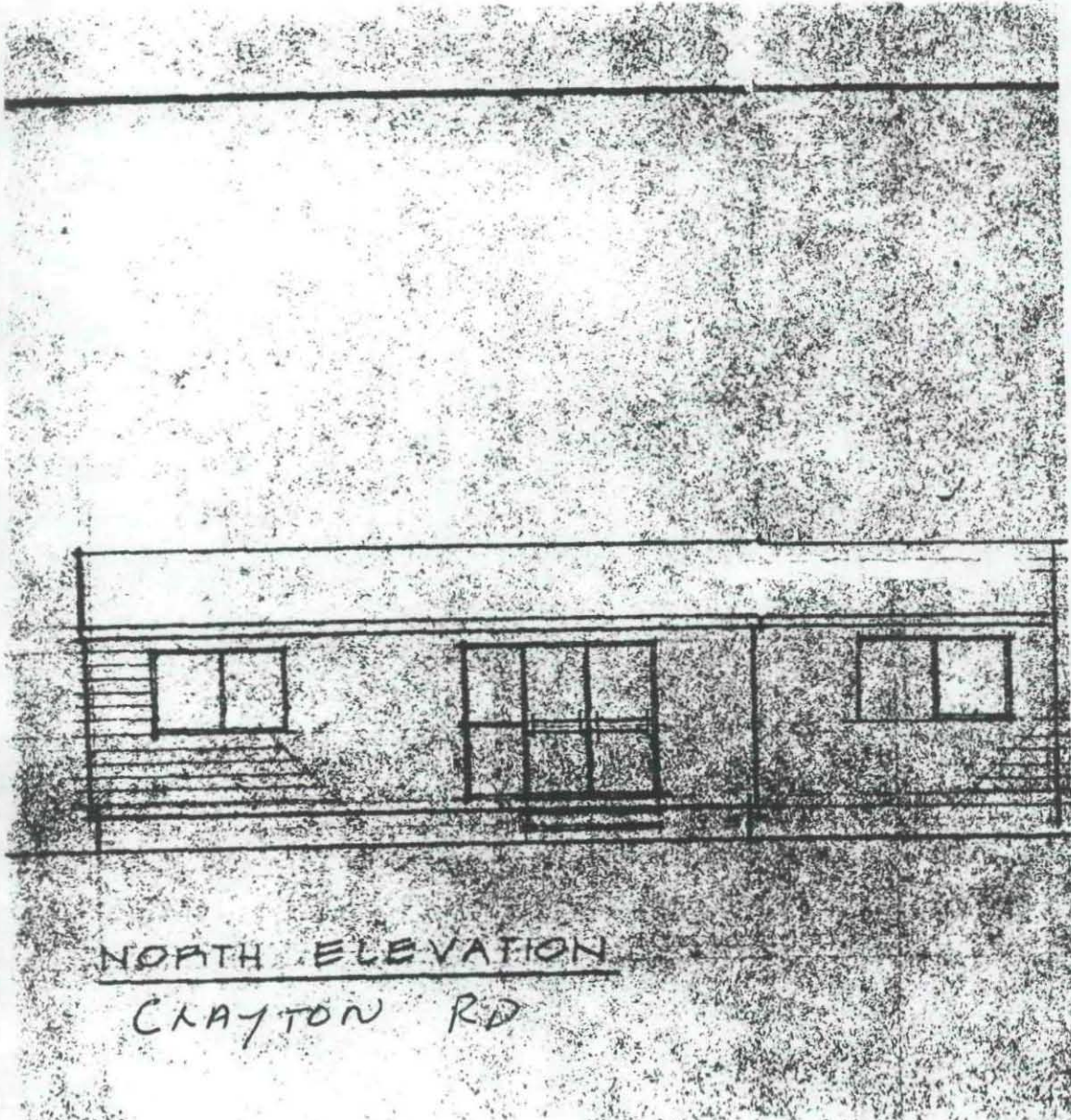
SECTION A-A (TYPICAL)

CLAYTON RD



DETAIL B-B





NORTH ELEVATION

CLAYTON RD

UM JON

From
F.Y.I.

6553/235.00

(20-12)
CLAYTON ROAD
PUBLIC - WARRANT 9356



Approved

MADE

PURSUANT TO SECTION 220 OF THE LOCAL GOV-
ACT 1974, I HEREBY CERTIFY THAT THE BUILDING
DEPicted HEREON WERE CONSTRUCTED ACCORD-
ING AND WERE PROVIDED WITH SUCH EASY
ACCESS TO FIRE AND MEANS OF ESCAPE AS
WERE REQUIRED BY THE BY-LAW
THE ROTORUA DISTRICT COUNCIL APPLYING
THE DATE OF THIS CERTIFICATE.

DATED THIS ... DAY OF ...

AUTHORISED BY

I HEREBY CERTIFY THAT THE BUILDING
HEREON ARE ERECTED IN THE POSITIONS OF
AND ARE WITHIN THE BOUNDARIES OF C
LOT 23 DPS911

A.W.R. McCauley
REGISTERED SURV

Total Area 1040 m²

Comprised in CT 1064-112 (en)

I, ALAN WILLIAMS, being a Licensed
Registered Surveyor and holder of an annual practicing cer-
tificate, do hereby certify that this plan has been
prepared by me or under my direction, that the
survey is correct and has been made in accordance with
the Regulations 1977 or any regulations made in substitution
thereof, and that I am a duly qualified person to do so.
Dated at ROTORUA, this ... day
of ... 1990

Field Book ... Reference Plan ...

Examined ... Correct

Approved for LEASING PURPOSES ON

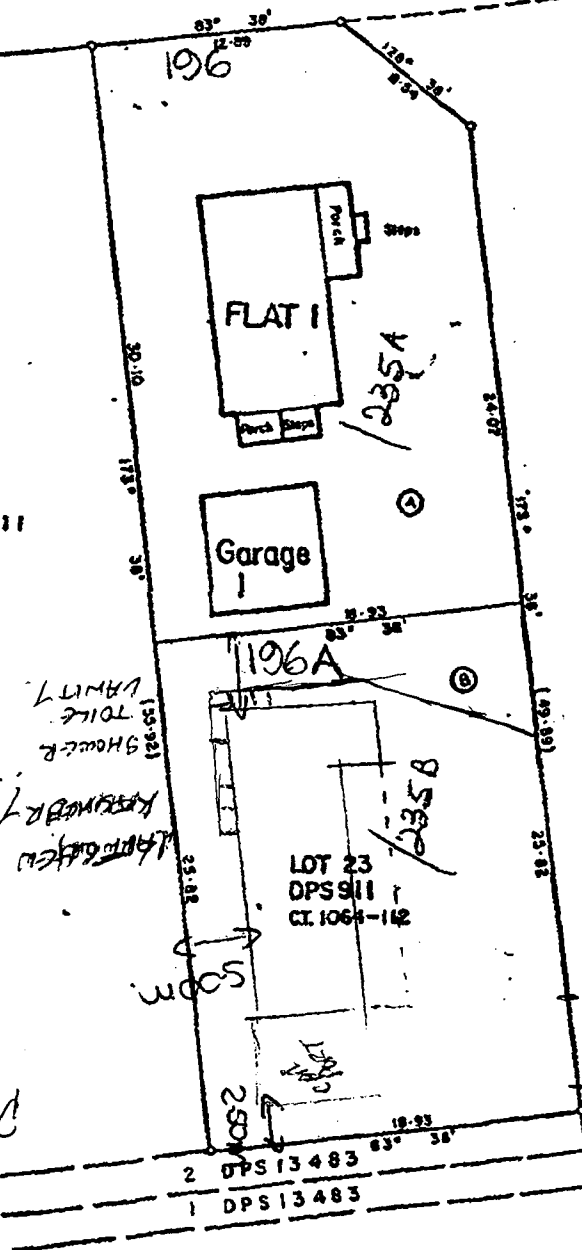
... LAND TRANSFER

Deposited this ... day of ...

District Lc

REDUCED COPY
NOT ORIGINAL SCALE

PLAN
DRAINAGE

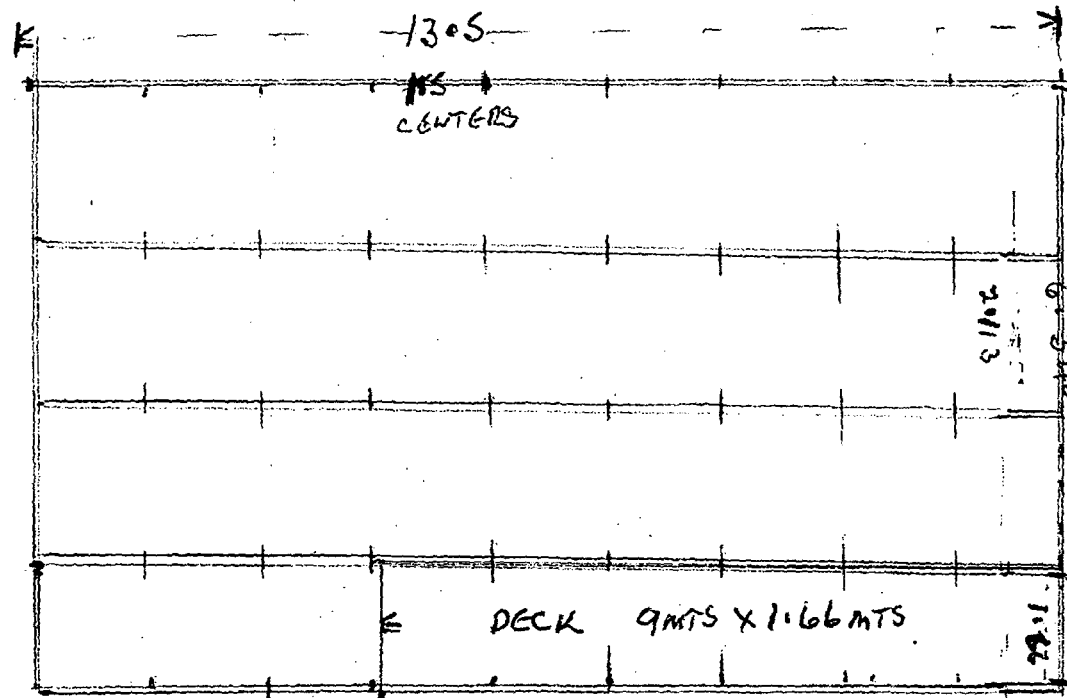


(20-12)
LISA CRESCENT
PUBLIC - 8 22116

22
DPS 911

LOT 23
DPS911
CT 1064-112

2 DPS 13 483
1 DPS 13 483



7
6.340
2

EXISTING

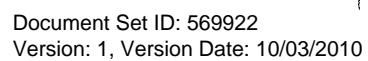
HOUSE PIKE PRAW

196 CLAYTON RD

CENTERS

2.113 X 1.5

DECK 1.66



Land Registry Office
Copy Services

This coupon will be returned
with copy requested or
original search and must be
produced with the original
BOX 19049 DX GP20013
HAMILTON

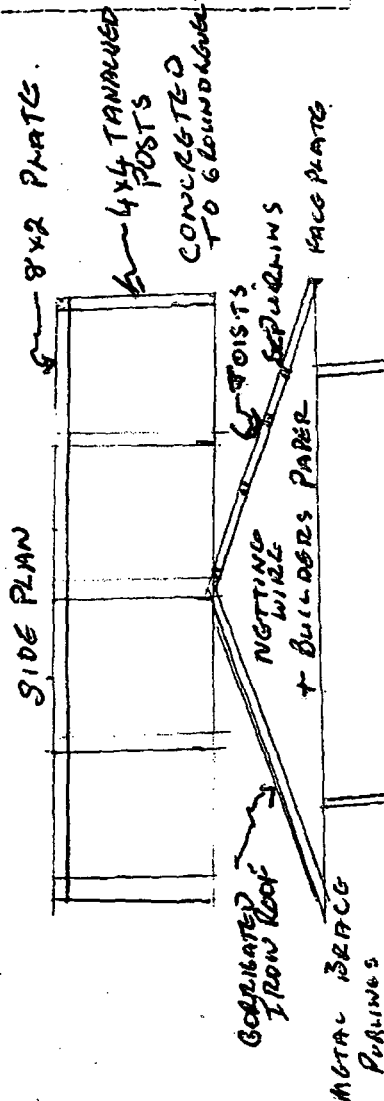
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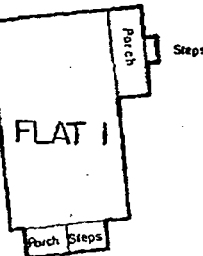
Plan S. 56059

CLAYTON ROAD
PUBLIC - WARRANT 9358

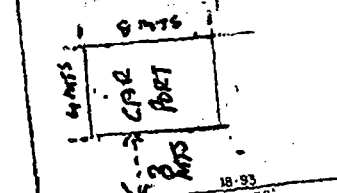
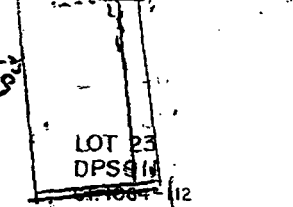
SIDE PLAN



DPS 911



ADDITION TO EXISTING BUILDING



2 DPS 13483
1 DPS 13483

WHOLE HOUSE TO BE RECLAD WITH HARDY PLANK
TO MATCH PROPERTY (FLAT 1)

LISA CRESCENT
PUBLIC - 5 28818



FRANK MORRIS

196 CLAYTON ROAD

Approved

MADE
MADE

PURSUANT TO SECTION 54 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE BUILDINGS DEPICTED HEREIN WERE CONSTRUCTED BEFORE 1 APRIL 1979 AND WERE PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE IN CASE OF FIRE AS WERE REQUIRED BY THE BY-LAWS OF THE ROTORUA DISTRICT COUNCIL APPLYING AS AT THE DATE OF THIS CERTIFICATE.

DATED THIS 3RD DAY OF April 1990

MADE
AUTHORISED OFFICER

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREIN ARE ERECTED IN THE POSITIONS SHOWN AND ARE WITHIN THE BOUNDARIES OF CT.1064-112 LOT 23 DPS411

MADE
A.W.R. McCAULAY
REGISTERED SURVEYOR

Total Area 1040 m²

Comprised in CT. 1064-112 (all)

ALAN WILLIAM REX McCAULAY
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at ROTORUA this 11th day of April 1990 Signature *MADE*

Field Book p. Traverse Book p.
Reference Plans DPS 911

Examined *MADE* Correct *MADE*

Approved FOR LEASING PURPOSES ONLY

27.1.90 *MADE*
LAND TRANSFER Surveyor

Deposited this 2nd day of May 1990

MADE
Assistant District Land Registrar

File Received 2-4-90
Instructions

DPS 56059

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV HOROHORO
NZMS 261-SHT U16 RECORD MAP No 45-05

FLAT ON LOT 23 DPS911

TERRITORIAL AUTHORITY ROTORUA DISTRICT

Surveyed by MARTIN McCAULAY MORTON LTD

Scale 1:200 Date FEB 1990

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

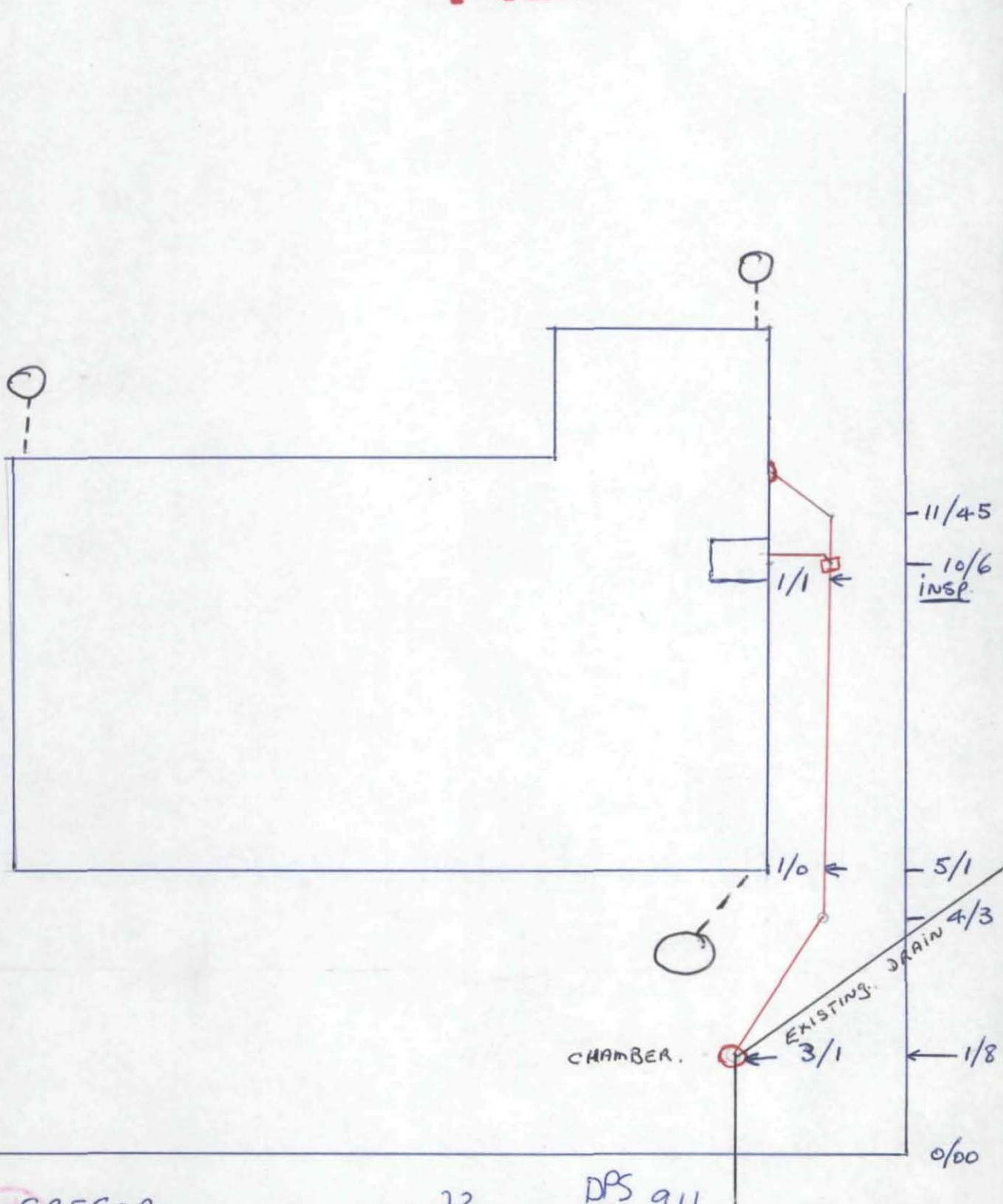
Notorna District Council

File No. P25944

DRAINAGE PLAN

NEW SEWERAGE - RED, STORMWATER - DOTTED BLACK, OLD DRAINS - FULL BLACK.

FILE



OWNER C. GREGOR LOT 23 SEC. DPS 911 BLK.

No. STREET LISA CRES. SIGNATURE

CLAYTON ROAD OF DRAIN LAYER Aj Mends DATE 24-6-96