

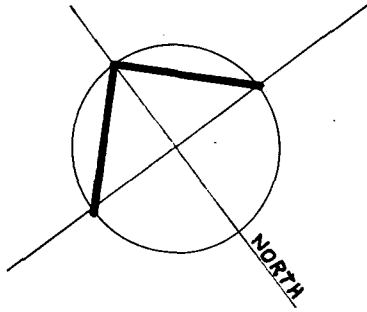


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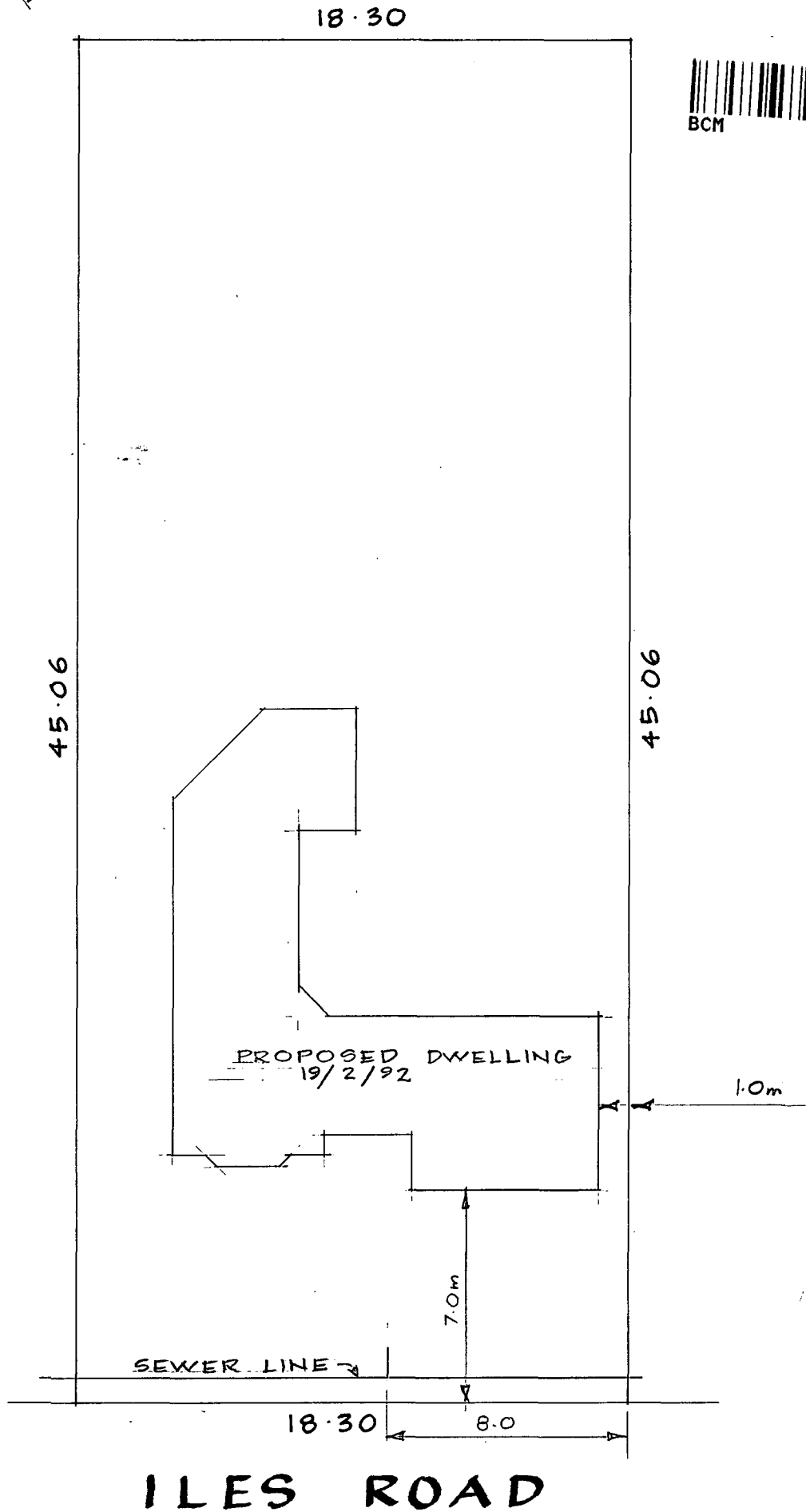
TechnologyOne ECM Document Summary

Printed On 16-Apr-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	BC92103 - Plans	573422	1	12-Mar-2010
PUBLIC	Site plan	573403	1	12-Mar-2010
PUBLIC	Water supply application	573402	1	12-Mar-2010
PUBLIC	RC199217 - Land use decision	573401	2	12-Mar-2010
PUBLIC	BC92103 - Dwelling	573400	1	12-Mar-2010
PUBLIC	BC92030053 - Plumbing and drainage to new dwelling	573399	1	12-Mar-2010



Valuation No. 6997/ 298	
Lot No. 69	
D.P. S 25241	
Blk./Sctn.	
S.D. TARAWERA I	
Street No. 74	Scale: 1 : 200



SITE PLAN TO REMAIN AT FRONT OF FILE.

ROTORUA DISTRICT COUNCIL

Application for a connection to the

Ret Water Supply

Appln. No.

Valn. No.

6997/298

Plan Ref.

Meter No.

Conn. Size.

15mm.

Name of Property Owner: P. BILLIARDName of Previous Owner: J. PATTERSONLegal description of property: LOT 69 DP 25241

(Lot No. D.P.S. S.D. Blk No. etc.)

Name of Road and Street No. ILES RDName and description of existing buildings: NIL

(House, Garage, Unit etc)

Description of proposed buildings: Dwellings

(House, Garage, Unit etc)

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

... 8m Left/~~Right~~ Boundary

PLEASE NOTE:

ROTORUA DISTRICT COUNCIL GENERAL BYLAW
1980:724:1The Council shall have the sole rights
to determine the point at which the
service shall enter the premises to be
served with water.

ILES RD
(Street Name)

Water required for :

Domestic



Commercial



Agricultural



Industrial



Plumber installing works:

Name R WAKE FIELD

Postal address of Owner:

P. BILLIARD

Address:

Box 2157 Ret.

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.

P. Billiard Signature of Applicant/Owner. Date 27-2-92

FOR OFFICE USE

Connection Size 15...mm Deposit Amount \$. 225 Rec.No. 299845 Date 27-2-92

Approval Conditions:



Backflow Preventor



Flow Recorder



Water Meter



On Site Storage



Scheme Contribution



Other (state).....

Connection Authorised:.....Engineer Date.....

Connection Completed:.....Overseer Date.....

Recorded: Inspectorate..... Rates..... Engineers.....

FILE COPY

P 23334

ROTORUA DISTRICT COUNCIL
=====

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK
=====



92030053 PD
19-3-92

Permit No.: 92/03/0053 Dated : 19/03/92

WAKEFIELD R of HAMPSON DRIVE R D 2 ROTORUA

is hereby authorized to carry out the work described herein, and as set forth in the application/plans deposited with me, on the following premises.

OWNER : MR,P,ROBILLIARD

PROPERTY : 74 ILES RD ROTORUA

LOT No. : 69 DP : 25241

Description of work : SANITARY PLUMBING AND DRAINAGE TO A NEW DWELLING.

Estimated value of work (excluding materials) :-			
PLUMBING :	\$6,000.00	FEES PAID :	\$266.20
DRAINAGE :	\$1,000.00	FEES PAID :	\$121.45
-----		-----	
TOTAL VALUE	\$7,000.00	TOTAL FEES:	\$387.65

Receipt No. 394719

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978, and shall be completed within 6 months of the date of issue of this Permit.

Authorised Officer

W. E. Dune

NOTE -- The attached notice is required to be completed and forwarded to the Inspector.

ROTORUA DISTRICT COUNCIL
=====

DRAINAGE and PLUMBING REGULATIONS, 1978
=====

Permit No.: 92/03/0053

NOTICE OF COMPLETION OF WORK & REQUEST FOR INSPECTION.
=====

To The Inspector,

I, _____
of _____

hereby give you notice that I have completed at the premises situated at 74 ILES RD ROTORUA owned by MR,P,ROBILLIARD the Plumbing & Drainage works specified in the attached Permit No.92/03/0053 issued on 19/03/92 and I do hereby request that such works should be inspected.

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

Rotorua District Council

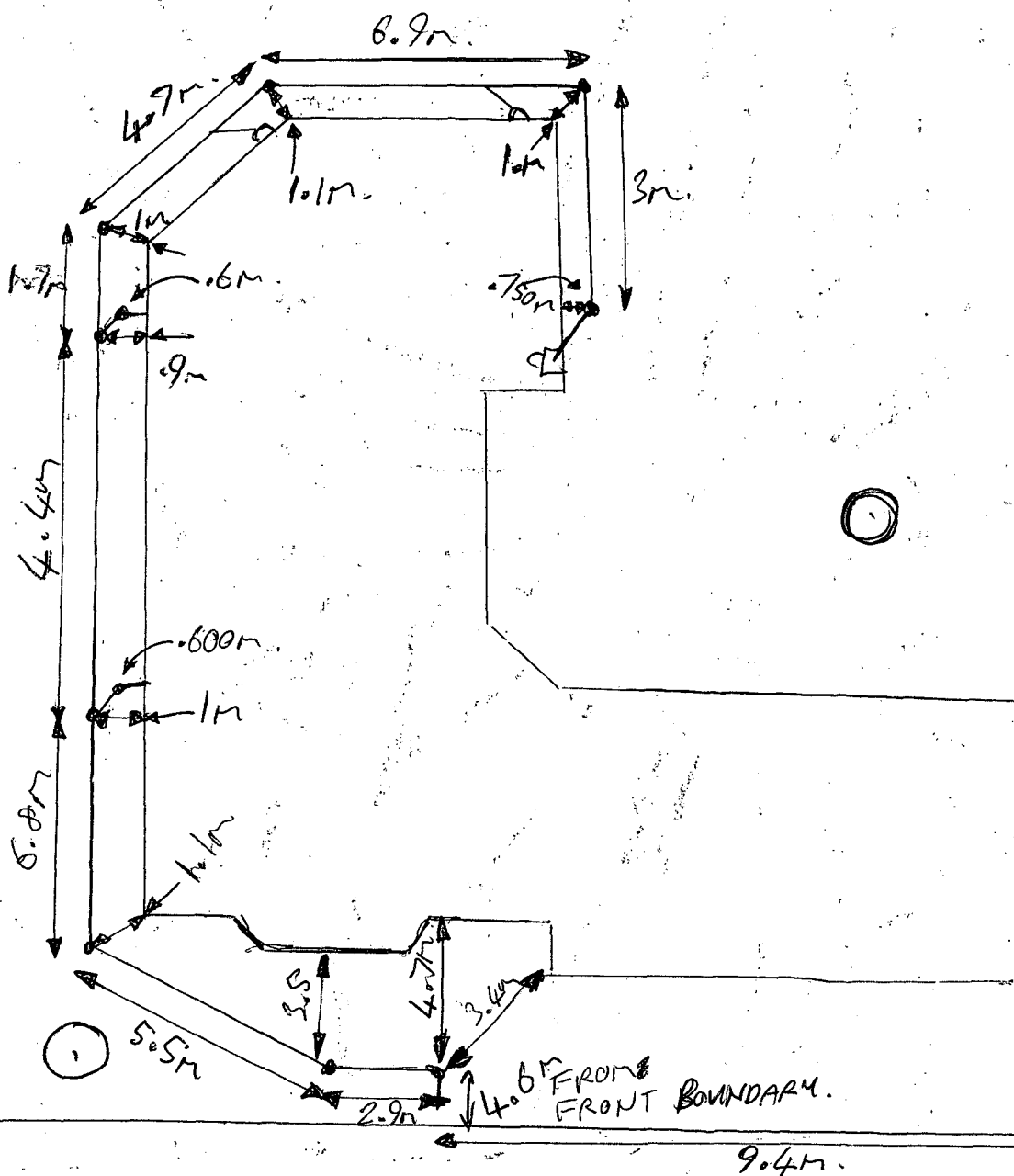
DRAINAGE PLAN

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

P23334

6997-298

FILE



OWNER **P ROBILLIARD**
No. **74** STREET **ILSB ROAD**

LOT _____ SEC. _____ BL. _____

SIGNATURE OF DRAINLAYER **R Whitefield** DATE **1-12-92**

Please Quote
P23334

LT232489JMA
6997/29800/

IN THE MATTER of an application
by P. Robilliard
for a non-notified non-complying
activity from the provisions of
the Rotorua District Plan

P. Robilliard
PO Box 2157
ROTORUA

Dear Sir,

ADDRESS: 74 Iles Road, Rotorua

APPLICATION: To construct a dwelling which encroaches 1.7m into the angle
of height control on side boundary.

The Rotorua District Council considered the abovementioned
application at its meeting held on 2nd March 1992.

The decision of Council was that the application be granted under
Section 94 of the Resource Management Act 1991.

Dated at Rotorua this 3rd day of March 1992

Yours faithfully



J.D. Sholl
Divisional Planner, Administration



RC

L0

P. Robilliard, 74 Iles Road (Residential 2) (P23334) March 92

The applicant sought approval to construct a dwelling that intruded 1.7 metres into the height in relation to boundary control on a gable end. As the adjoining owner had given their written consent, approval was granted unconditionally.

FORM

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application for
Resource Consent under Section 94 of
the Act by *P. Robilliard* to

*construct a dwelling which
encroaches by 1.7m into the
angle of height control on
side boundary.*

I, Alexander Graeme ROSS, Chairman of the Statutory Hearings Committee, in consultation on the above application with the District Planner am satisfied that any adverse effect on the environment concerning the activity for which consent is being sought will be minor and having received the written consent of every person that Council considers may be adversely effected, declare that the application can be processed as a Non Notified

Activity under Section 94(2) of the Act.

Signed: *A. G. Ross*

Dated: *2nd March 1992*

APPLICATION FOR NON NOTIFIED NON COMPLYING ACTIVITYProperty File: 6997/298 File No.: 1992/17Applicant: P. RobilliardProperty: 74 21st Road Rotoma.Legal Description: Lot 69 DPS 25241Nature of Application: To construct a dwelling which encroaches by 1.7m into the angle of height control on side boundary.Zoning: Residential 2Application Lodged: 27.2.92.

Receipt Acknowledged: _____

Adjoining Property Owners Consents Required:

(1) D. Lyle 76 21st Road ✓

(2) _____

(3) _____

(4) _____

Hearing Date: GrantedDecision: Alan Smith2-3-92

Notice of Decision given: _____

Application for Review of Decision Lodged: _____

Reviewed Decision: _____

28th February 1992

Please Quote
P23334

P. Robilliard
PO Box 2157
ROTORUA

LT232033JMA
6997/29800/

Enquiries to: Joan Matthews

Dear Sir,

APPLICATION FOR NON-NOTIFIED NON-COMPLYING ACTIV ITY - 74 ILES ROAD,
ROTORUA

I hereby acknowledge the receipt of your application to construct a dwelling which encroaches by 1.7m into the angle of height control on side boundary.

Written consent of the adjoining property owner is also to hand.

I wish to advise that your application is being processed in accordance with Section 94 of the Resource Management Act 1991 and you will be advised of the Committee's decision in due course.

Yours faithfully



J.D. Sholl
DIVISIONAL PLANNER, ADMINISTRATION

PAYMENT OF TOWN PLANNING FEES & CHARGES

TAX INVOICE TO BE
MADE OUT TO:

FILE NO. _____

NAME: P.W. Robilliard
ADDRESS: P.O. Box 2154
Rotorua
RE: _____

REQUISITIONS/PROPERTY SEARCHES	390 1356 835	\$ _____
PLANNING APPLICATIONS	390 1304 835	\$ _____
SALE OF MAPS/DISTRICT SCHEMES (INCL. ROTORUA TOMORROW/STREET INDEX CENSUS FACTS AND FIGURES	390 1088 835	\$ _____
PHOTOCOPYING	205 3090 835	\$ _____
SUBDIVISION FEES (INCL. EXTENSIONS/RE-APPROVALS/VARIATIONS/ SEC 312 CERT/ESP. RES REDUCTION OR WAIVER/ OUR APP FEE/SEC 305/306 CERT/ROW'S/OBJ TO DECISION UNDER SEC 299 LGA	390 1372 835	\$ _____
ENGINEERING DEPT. SUBDIVISION FEES INCL. SEC 306 INSPECTION FEE	887 1830 840	\$ _____
DISPENSATION/WAIVERS <i>N/N Activity</i>	390 1384 835	\$ <u>100.00</u>
DEVELOPMENT CONTRIBUTION - RESERVES AND/OR - SERVICES	590 1028 835 590 1028 835	\$ _____ \$ _____
DISCRETIONARY USE - FEES AND/OR - BOND	390 1320 835 052 9605 850	\$ _____ \$ _____
LICENCE FEES/LIQUOR	390 1063 835	\$ _____
OTHER CONSENTS INCL. SEC 543 CERT/CERT UNDER PART IIA LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT/MOTOR VEHICLE DEALERS CERT	390 1338 835	\$ _____
CROSSLEASES	390 1318 835	\$ _____

RECEIPT NO. D. 391057TOTAL \$ 100.00
=====27-2-92.

RESOURCE MANAGEMENT ACT 1991

APPLICATION FOR NON-NOTIFIED NON-COMPLYING ACTIVITY

To: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I hereby apply for consent to construct a dwelling
which encroaches 1.7m into the angle of height
control on side boundary (west)

(here state fully the nature of the non-notified non-complying activity sought and the reasons therefor, including particulars of what is proposed and of what the District Rules require).

The property in respect of which this application is made is situated at:

No: 74 21st Road Rotorua.

and the legal description is:

Lot 69 DPS 25244.

I am the owner/occupier of the property (delete whichever is not applicable)

Name and Address of Applicant:

P. Robilliard.

PO Box 2157

Rotorua.

Dated at Rotorua this

day of

February 1992.

Signed:

P. Robilliard

(Signature of Applicant or Applicant's Agent)

PH. 347-8644.

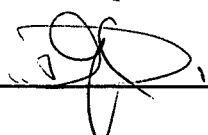
ROTORUA DISTRICT COUNCIL

CONSENT OF ADJOINING PROPERTY OWNER/OCCUPIER

To: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I, David Lyle being the owner/occupier of
76 Isles Rd (address), having
studied the building plans of Mr/Mrs P ROBILIARD 2 in respect of
L.K. HIGHAM 74 ISLES RD (applicant's address),
for (state what is being agreed to) Garage wall being 1m away
from boundary and height as per room above
garage - ok
hereby consent to the siting of the proposed building extensions.

Dated this 3rd day of Feb 1992

Signed 

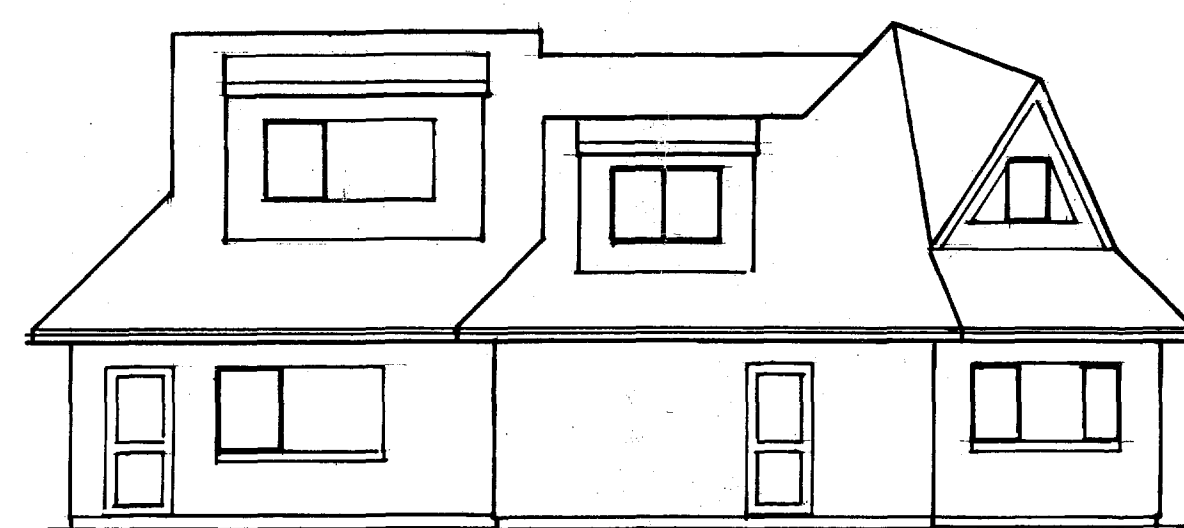
Address for
Service: _____

(if other
than above) _____

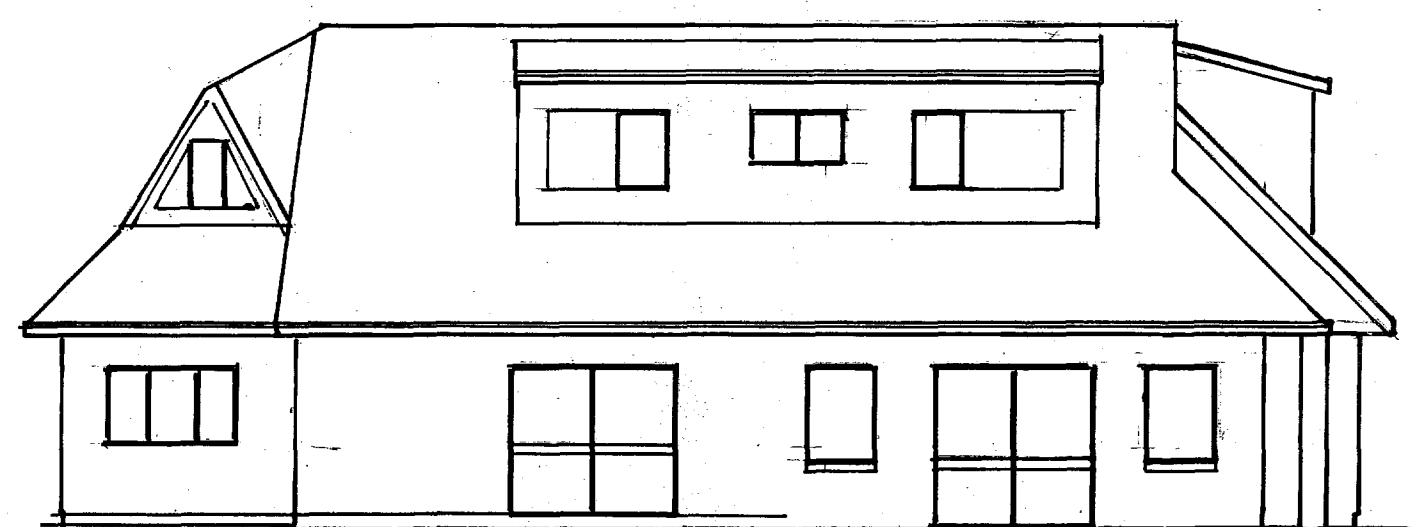
BCP
92103 18-3-92
D.H.



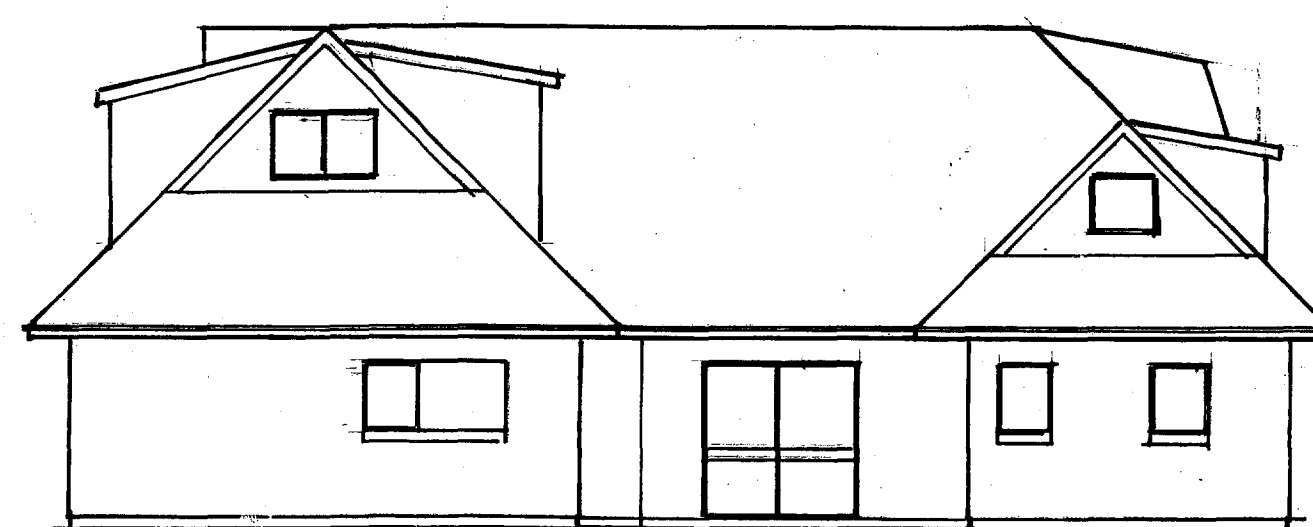
SOUTH ELEVATION



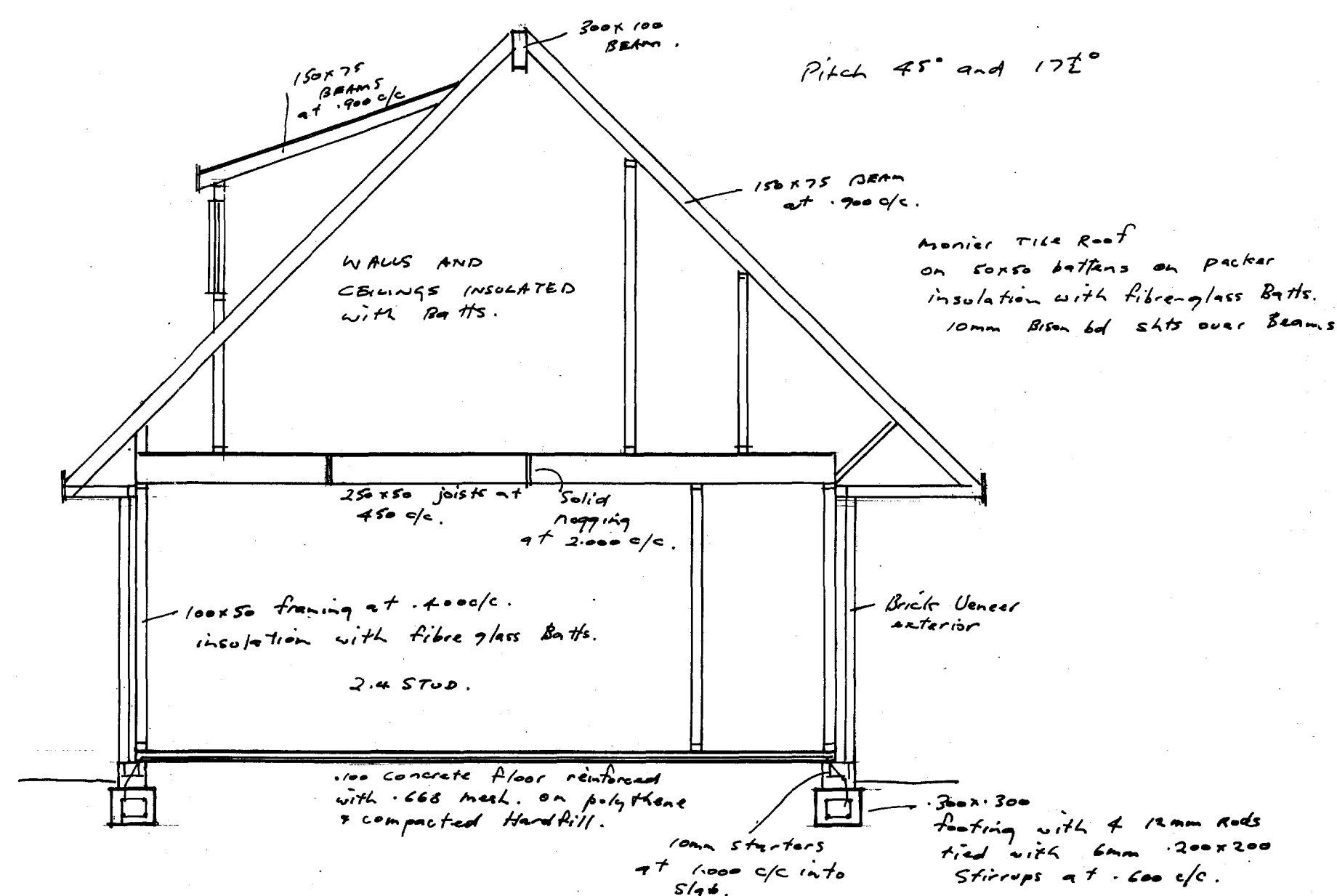
NORTH ELEVATION



EAST ELEVATION

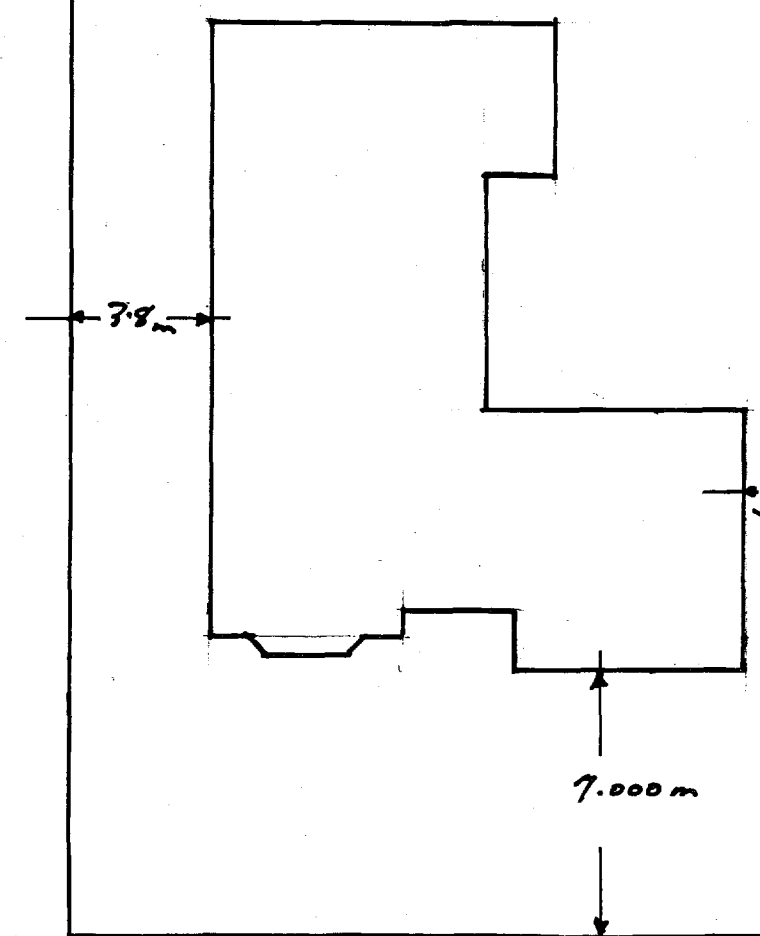


WEST ELEVATION



CROSS - SECTION

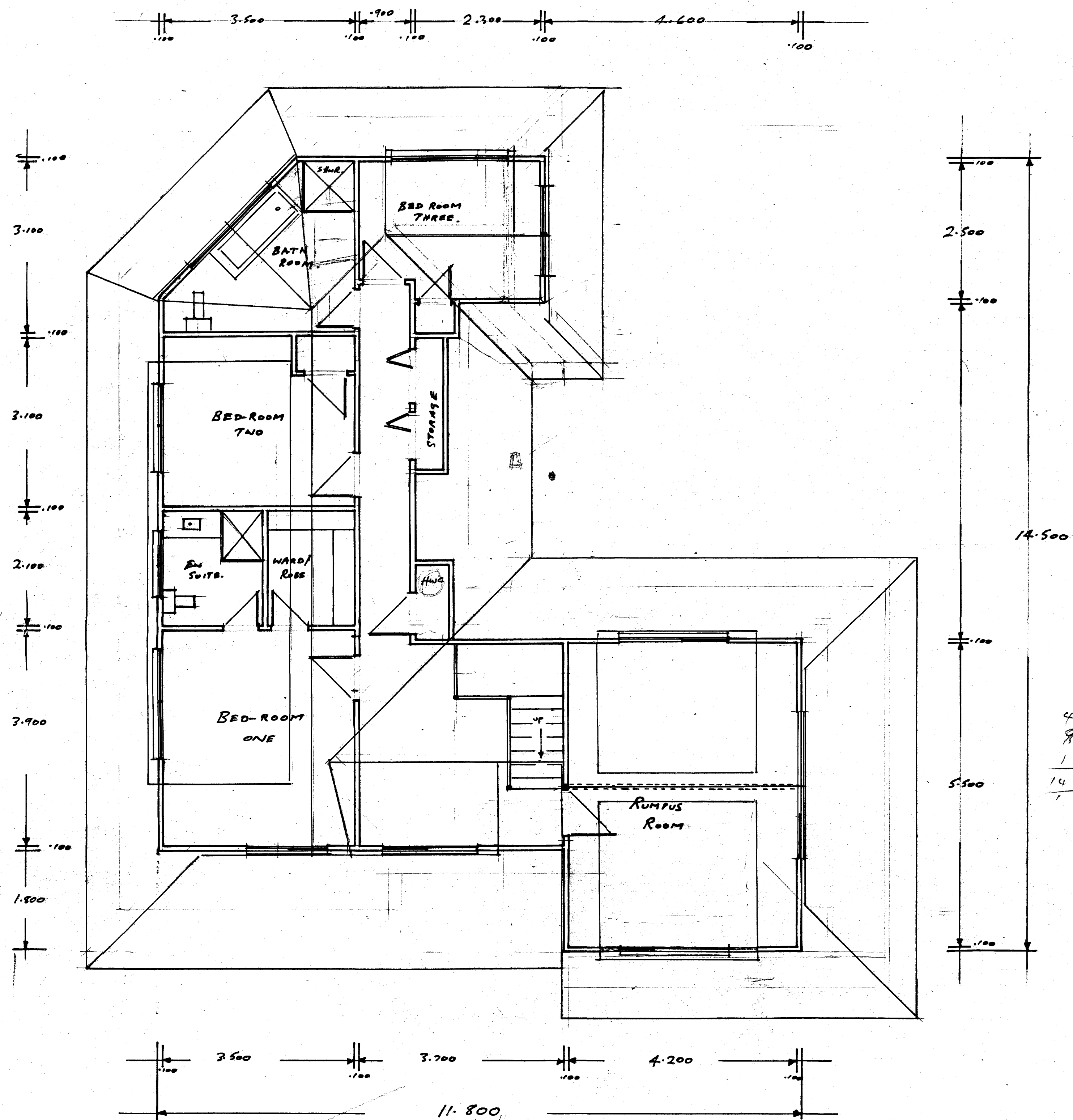
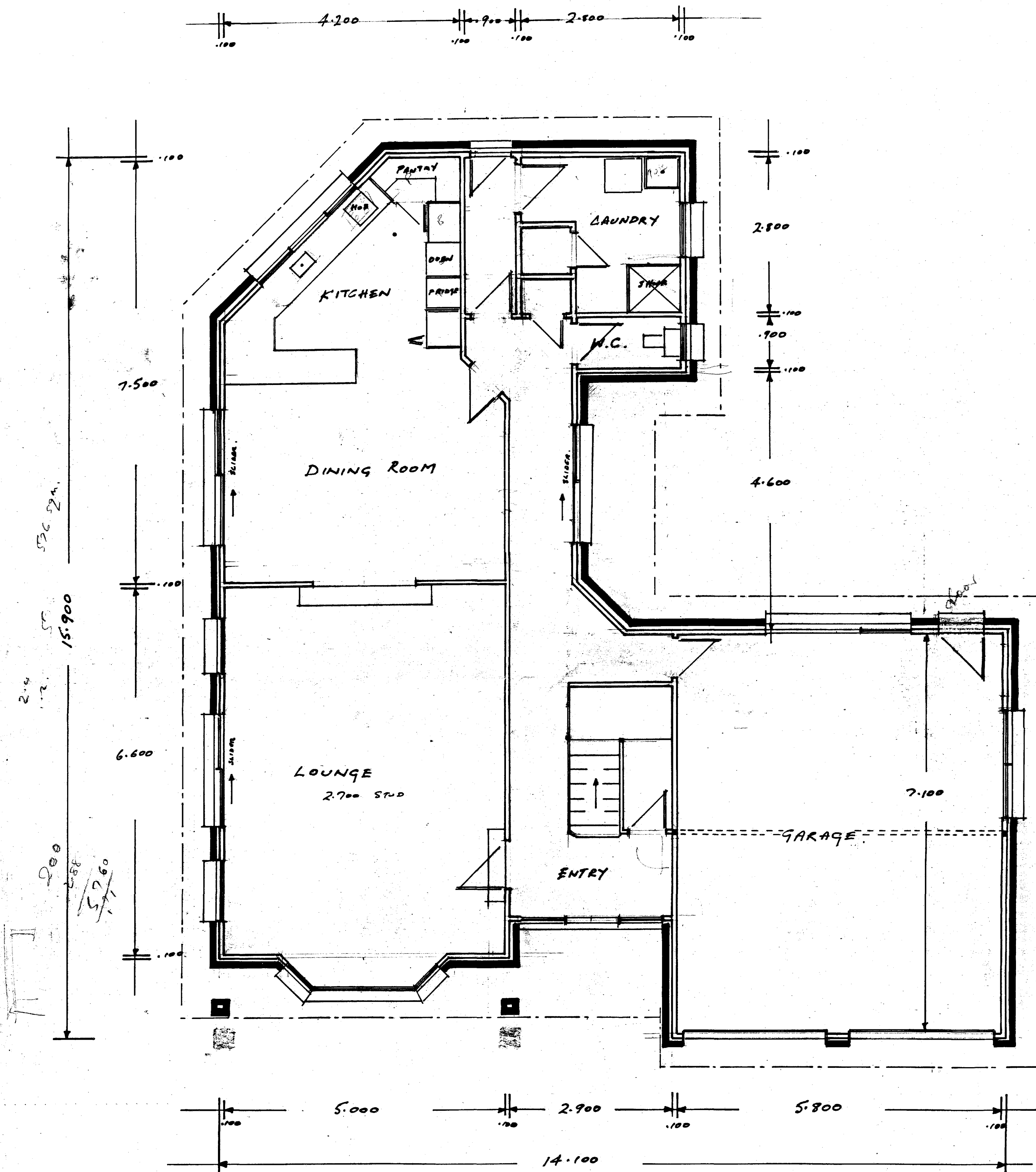
LOT NO 69 Iles
RD, D.P.S. 25241
VAL 6997-298



ILES ROAD

ROBILLIARD AND HIGHAM (ELEVATIONS, CROSS-SECTION, SITING)

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE		SERIES OF
			REF



PROPOSED NEW DWELLING AT LOT

FOR

DRAWN
TRACED

CHECKED
DATE

SCALES

SHEET

SERIES OF
REF

PLANS APPROVED SUBJECT TO ALL RE.
QUIREMENTS OF THE BYLAWS AND
HEALTH DEPT. BEING FULLY COMPLIED
WITH.
Date 18-3-92 Permit Number 92-103
Inspector Alexa de la Cruz

BUILDING PERMIT

(Office Copy)

AUTHORITY

ROTORUA DISTRICT COUNCIL

No. 92/103

Receipt No. 292619

Date Permit Issued 18/03/92

OWNER

Name ROBILLIARD, P, MR
Mailing Address P O BOX 2157
ROTORUA

BUILDER

Name A W SINCLAIR
Mailing Address 12 DEVON ST
ROTORUA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**SITE**

Street No. 74
Street Name ILES RD
Town/District ROTORUA
Riding EAST



BC

92103 DWG R-3-92

LEGAL DESCRIPTION

Valuation Roll No. 6997-298
Lot 69
D.P. DP 25241
Section
Block
Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

NEW DWELLING

2 W.C

FLOOR AREA**DWELLING UNITS**

Whole Sq. Metres	160	Number Erected	0
---------------------	-----	-------------------	---

ESTIMATED VALUES \$	Building Plumbing Drainage	114,000.00 6,000.00 1,000.00
---------------------------	----------------------------------	------------------------------------

TOTAL (INCLUDING G.S.T.)	121,000.00
--------------------------	------------

NATURE OF PERMIT**1** Enter Number in Box

1. NEW BUILDING — exclude domestic garages and domestic outbuildings
2. FOUNDATIONS ONLY
3. ALTERED, REPAIRED, EXTENDED — include conversions and resited buildings
4. NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
5. DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
6. SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

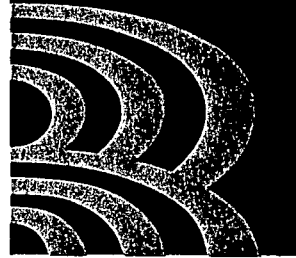
NOTES:

- 1 THE OWNER OF THE PROPERTY AND THE BUILDER ARE RESPONSIBLE FOR THE CORRECT SITING OF THE WORK AND SHALL ASCERTAIN THE TRUE POSITION OF SURVEY PEGS BEFORE BUILDING BEGINS.
- 2 MANDATORY INSPECTIONS ARE:-FOUNDATION PREPARATION, PRELINING AND OCCUPANCY/FINAL. 24 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.
- 3 A SEPARATE PLUMBING AND DRAINAGE PERMIT IS REQUIRED.
- 4 PERMITS BECOME VOID IF WORK HAS NOT COMMENCED WITHIN SIX (6) MONTHS. APPLICATIONS MAY APPLY IN WRITING FOR EXTENSIONS.
- 5 DWELLING AND ACCOMMODATION UNITS ARE NOT TO BE OCCUPIED UNTIL AN OCCUPANCY CONSENT HAS BEEN GIVEN BY A COUNCIL BUILDING INSPECTOR.

Authorised Officer

FILE

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

22 February 1996

Please Quote: P23334

L Higham + P Robilliard

PO Box 2157

Rotorua

Dear Sir / Madam,

FINAL INSPECTION

At your request, a final inspection was carried out at 74 Iles Road, Rotorua
(dwelling) in relation to building consent No. 92/103

All building work in relation to this consent is now complete.

Yours faithfully

Building Officer

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

OWNER : Robilliard
BLDR : A Sinclair

SITE REPORT

Application No: 92-103 Valuation Ref: 6997.298

Street/Road Address: 74 Iles Rd

Lot: 69 DP: 25241 Area m² 824m²

Proposed Use:	Dwelling	☒	Industrial	☐	Resite	☐	Retaining Wall	☐
(Please tick)	Garage	☐	Farm Building	☐	Addition	☐	Signs	☐

	Class/Describe	Refer to Records	Actioned Initial	Date
Hazard/Caution/File Notation	Nil	SBI	CW	12-2-92
Earthquake - 3604	A	"		
Wind - 3604	L	"		
Level - 3604		"		
Slope - 3604	flat	"		
Soil type - soil map	sandy loam	"		
Siteworks - ref plans	Nil	Regional Council		
Powerlines	Nil	SBI		
Footpath damage	some minor old cracks	SBI		
Vehicle crossing (Site measure if required)	Required 5m	SBI		
Existing sewer connection		S P & D		
Sewer available		"		
Existing water connection		"		
Water available		"		
Residential	✓	TP	SQ	19-2-92
Commercial	n/a	TP	b	b
Industrial	n/a	TP	b	b
Potential number of sites	1 subH/H unit	TP	b	b
Scheme Zoning	Residential 2	TP	"	"

Notes: Any additional Household unit built on this property will be a subsidiary household unit limited to 72m².

28-2-92 Footing inspection. 4x12 bars to good bearing ~~was~~, not finished but the owner and the builder assured me they will comply with NZS 3604

6-3-92 slab insp. by H.R. - Mesh, starters, & polythene comply.

16-6-92 Pre-line by H.R. - complies

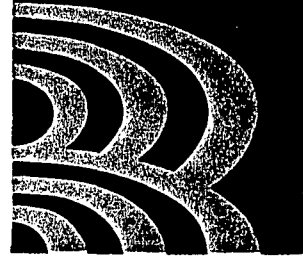
11-2-93 - I was called for a final inspection but the house is not finished; - the driveway not done, there is no fixed means of heating, the gully traps are too low, there are no floor coverings, there is no flashing over the bay window. I left my card on the front door with a note for the owner to call me again.

31-07-95 cancellation letter sent out Job card returned to property file (Calexander)

07-08-95 letter received requesting extension of time 6 months granted from 07-08-95 Job card returned to building officer ~~Ward~~.

20-2-96. Final inspection. job completed





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

Address all
communications to:
District Manager
Rotorua District Council

date 15 August 1995

Please Quote: P23334

Ref: ESL0708A.SQU

PW Rodallard & 11 Higham

PO Box 2157

ROTORUA

Dear Sir/Madam,

BUILDING CONSENT NO. 6092-0103 Dwelling
74 Kes Road, Rotorua

Further to your letter dated 07 August 1995 requesting an extension of time for the abovementioned Building Consent. We wish to advise this extension has been granted for 6 months effective from 07 August 1995.

Please note that you are still required to call for all necessary inspections during the completion of this building work, including a final inspection. If you have any further enquiries regarding these matters, please contact the Building Services Division directly.

Yours faithfully

Building Officer

P 23334

Building Consent No- 92/103

Valuation No- 6997/298

7-8-95	
Rotorua District Council	
RECEIVED	07 AUG 1995
REFERRED TO	ENV
.....	
.....	
COPY TO	
INSTRUCTIONS:	
.....	

To Building Officer - Rotorua District Council

Dear Sir:

We received your letter dated 31-7-95. We only have part of the Garage to be lined of which we have already started. We therefore would like to ask (with your permission) if we may be allowed a further 6 months in which time we will be able to complete those final stages. Hopefully we would complete the job within the next three months & we will notify you as soon as it is done.

Yours Faithfully.

PW Robillard & I I Thgl.

6 month extension

FILE

ROTORUA
DISTRICT
COUNCIL

Date: 31.7.95

Please Quote: P23334

L.L. Higham
P.O. Box 2157
Rotorua

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

Address all
communications to:
District Manager
Rotorua District Council

Dear Building Owner,

VALUATION NO: 6997/298
BUILDING CONSENT NO: 92/103
ADDRESS: 74 Iles Road

Council is at present updating and reviewing the building records of individual properties within the district and as a result, your property has been identified as having an outstanding Building Consent (Permit) for the Dwelling

We note that you have not completed or made progress with the above for some considerable time. You are therefore notified that under Section 41(1)(a)(b)(3) of the Building Act 1991:

("Sec 41 LAPSE AND CANCELLATION OF BUILDING CONSENT

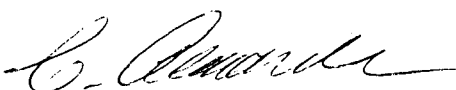
1. *A Building Consent shall lapse and be of no effect if:*
 - a) *The building work concerned has not been commenced within 6 calendar months after the date of issue of the Consent or within such further period as the territorial authority in its absolute discretion may allow; or*
 - b) *Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority in its obsolete discretion may allow.*
3. *When a territorial authority cancels a Building Consent, all building work to which it relates shall cease immediately, except for work necessary to properly secure and protect the building and to keep the site in a safe condition."*

You have failed to start/or make reasonable progress on the specified work.

You should therefore be aware that the inspection card held by the appropriate Building Officer will now be filed away on the property file as a lapsed consent and could jeopardise any future sale of the property.

Should you wish clarification of this notice or the chance to complete or finalise the outstanding work, please contact the Building Officers and quote the reference at the top of this notice.

Yours faithfully,



Building Officer

6 month extension granted
from 07-08-95 Job card.
returned to building officer
SDuno 14-08-95

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

DEPARTMENT OF STATISTICS BUILDING PERMIT

ROTORUA DISTRICT COUNCIL

P23-3-34 6997/298

92/103

Receipt No. 292619

Date Permit Issued 18/03/92

1 KEY OWNER

Name ROBILLIARD, P, MR

Mailing Address P O BOX 2157
ROTORUA

2 KEY BUILDER

Name A W SINCLAIR

Mailing Address 12 DEVON ST
ROTORUA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

3 KEY SITE

Street No. 74

Street Name ILES RD

Town/District ROTORUA

EAST

4 KEY LEGAL DESCRIPTION

Valuation Roll No. 6997-298

Lot 69

D.P. DP 25241

Section

Block

Survey District

5 DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

NEW DWELLING 2 W.C.

6 FLOOR AREA DWELLING UNITS

Whole Sq. Metres 160

Number Erected 0

ESTIMATED VALUES

Building	114,000.00
Plumbing	5,000.00
Drainage	1,000.00
TOTAL (INCLUDING G.S.T.)	124,000.00

NATURE OF PERMIT

1 Enter Number in Box

- NEW BUILDING - exclude domestic garages and domestic outbuildings
- FOUNDATIONS ONLY
- ALTERED, REPAIRED, EXTENDED - include conversions and resited buildings
- NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS
- SMALL CHIMNEYS, APPLIANCES AND FIREPLACES

Type	Sector	Area 1	Area 2		

INSTRUCTIONS: This form must be completed for each Building Permit issued for the month and forwarded to Buildings Survey Section, Department of Statistics, Private Bag, unedin, within seven days of the end of the month in which the Building Permit was issued.

AUTHORITY: Compulsory Requirement - The taking of this survey has been approved by the Minister of Statistics and the return of this form duly filled in is a compulsory requirement under the Statistics Act 1975

PURPOSE: The purpose of the survey is to collect data which will be used to compile statistics for release to Government, industry, research organisations and other users in the community.

A. Kuzmich
KUZMICICH, Government Statistician

BC/LA/01

lw 4.3.92

25th February 1992

Please Quote
P23334

P. Robilliard,
PO Box 2157,
ROTORUA.

LT231448CAL
6997/29800/

Appn No. 92/103

Dear Sir,

PROPOSED DWELLING - LOT 69 DPS 25241 - 74 ILES ROAD

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following points which are hereby drawn to your attention:

1. Town Planning

Please provide an accurate site plan.

As the proposed dwelling is to be sited 1.0m from the side boundary, neighbours' consent will be required. Both sets of plans will need to be signed in addition to neighbours' consent form.

The height of the dwelling encroaches into the height in relation to boundary requirement by approximately 1.7m. Neighbours' consent will be required for this, the elevation plans will also need to be signed.

You will need to make an application for a non-complying activity in regard to the height encroachment. Filing fee \$100. Please see Mrs J. Matthews in this regard.

2. Building / Health (verbal)

Please provide detailed drawings of the upper floor to confirm that ceiling height in bedrooms is >2.4m for the required floor area.

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

Yours faithfully

C. Alexander
Senior Building Inspector

Southern
43-92

n/h n/c
Activity
Application
granted

Check measured by CF

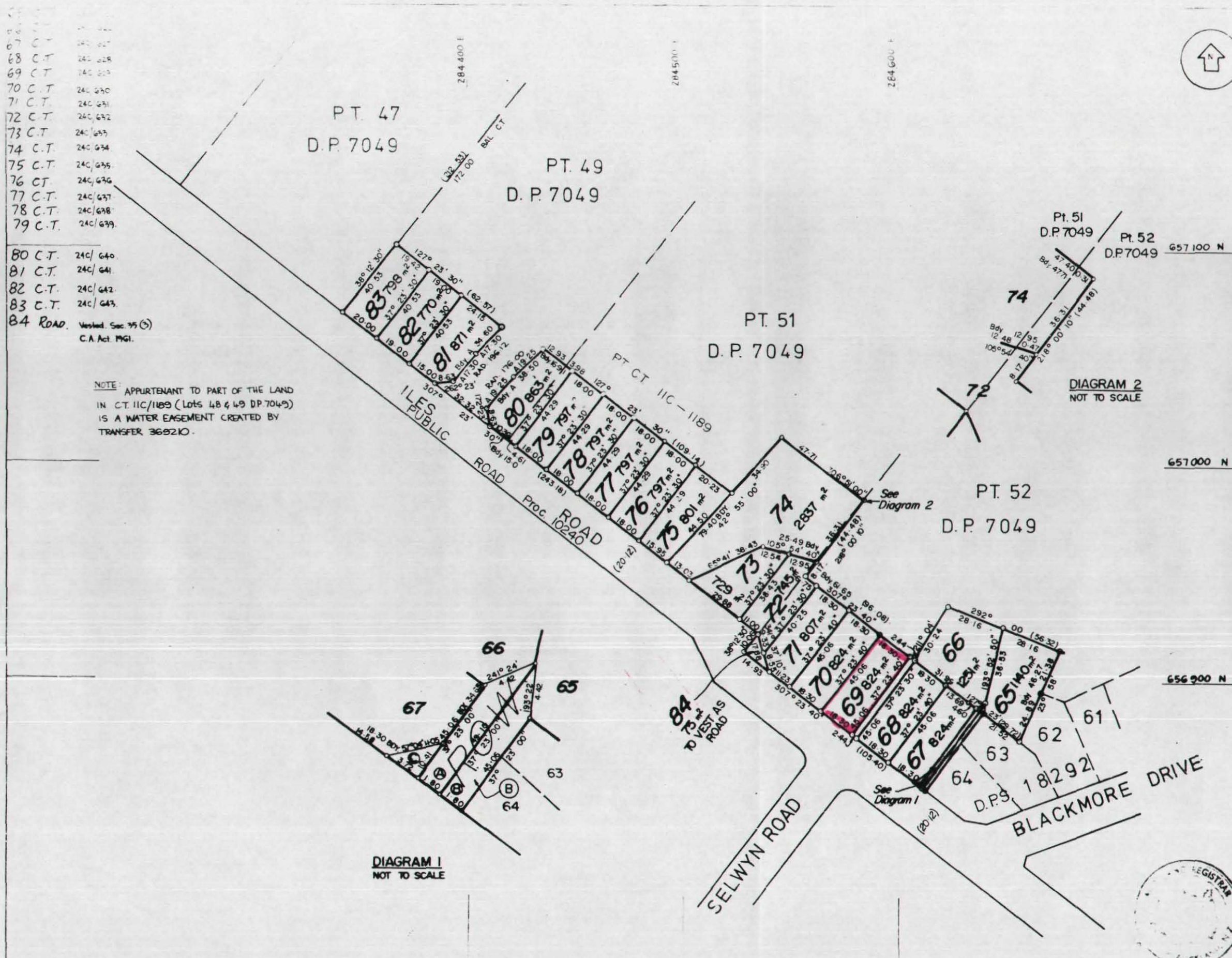
Complies

Please initial when action completed:

Initials

Date

Building Inspector		
Processing Clerk	<i>AKJ</i>	12.2.92
Town Planning	SCA <i>SCA</i>	19.2.92
Draughting	<i>NW</i>	24/2/92
Senior Building Inspector	<i>CK</i>	21.2.92
Recreation & Community		
Technical Services Engineer		
Public Health Engineer		
Waterworks Engineer		
Assistant Works Engineer		
Dangerous Goods/Geothermal Inspector		
Senior Environmental Health Officer		
Senior Plumbing & Drainage Inspector	<i>Ray</i>	24/2/92
Senior Building Inspector	<i>CK</i>	24/2/92



- 80 C.T. 24C/640.
- 81 C.T. 24C/641.
- 82 C.T. 24C/642.
- 83 C.T. 24C/643.
- 84 ROAD. Vestied. Sec. 95 (3)
C.A. Act. 1961.

NOTE: APPURTENANT TO PART OF THE LAND IN CT. IIC/1189 (Lots 48 & 49 D.P. 7049) IS A WATER EASEMENT CREATED BY TRANSFER 369210.

DIAGRAM 1
NOT TO SCALE

DIAGRAM 2
NOT TO SCALE

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. I TARAWERA
SHEET NO.

LOTS 65-84 BEING A SUBDIVISION OF PT.
OWHATIURA SOUTH NO. 5
(PT. LOTS 49, 51 & 52 D.P. 7049)

LOCAL AUTHORITY ROTORUA COUNTY
Surveyed by HORNER AND HAWLEY
1250 MAY 1977



Surveyor James Blackmore
His Attorney NARISK Stanley Blackmore
S. J. BLACKMORE
REGISTERED OWNER

CERTIFIED SUBDIVISION COMPLIES WITH THE OPERATIVE DISTRICT
SCHEME AND CONSENT GIVEN 18 Dec 1977 SUBJECT TO
MEMORANDUM OF EASEMENTS

477 *John McMillan*
ROTORUA COUNTY CLERK

See Doc. H. 185937 dated 13/12/77

MEMORANDUM OF EASEMENT IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
SEWERAGE DRAINAGE	(C)	PT. LOT 67	ROTORUA COUNTY COUNCIL

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
R.O.W.	(A)	PT. LOT 66	Lot 66
R.O.W.	(B)	PT. LOT 65	LOT 65

Total Area 1.8171 ha.
Comprised in CT. IIC-1189 (Part)

Alistair Hirst Horner of Rotorua
Registered Surveyor and holder of an annual practicing certificate
hereby certify that this plan has been made from surveys executed
by me or under my direction; that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1908
Dated at Rotorua this 10th day of May 1977
Signature *A. H. Horner*

Field Book p. Traverse Book p.
Reference Plans DP 7049, 36498, DP 58, 17418,
D.P. 17566, L.T. 18292
Examined *W. H. H.* Correct *W. H. H.*

Approved as to Survey
H. M. M. M.
Chief Surveyor

Deposited this 18th day of January 1977
A. S. Hulcher
Assistant District Land Registrar

File Lynmore 2
Received 19. 11. 77
Instructions

D P S 252411

CONTRACT SPECIFICATION

FOR ROBILLIARD & HIGHAM.
AT LOT ~~69~~ 69 ILES RD. ^{Notoria}
CONTRACTOR A.W. SINCLAIR

PRELIMINARY AND GENERAL

This specification covers work done and materials supplied by the contractor. The word 'contractor' shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of the specification and may detail particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX: The words 'provide' and 'fix' shall be construed to mean 'provide' and 'fix' where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

SURPLUS SPOIL: The disposal of any surplus from excavations of foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate materials are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

PRICE FLUCTUATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETOR

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney or precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:-

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130 mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations. Alternatively wall may be of 200mm concrete block with steel reinforcing tied into footings.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcing, and back filling shall be subject to an extra charge.

PORCH FLOORS: Where specified in concrete, to be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

Document: **CONCRETE FLOORS:** Minimum thickness 100mm reinforced with steel mesh and 6mm starters from concrete footings.
Version: **Footings:** Minimum 300mm x 250mm with 3-12mm rods and 6mm stirrups at 600 c/s.

TIMBER SCHEDULE.

POSITION IN BUILDING	SIZE	TYPE	GRADE	REMARKS
Jack Studs	100x75 P.G.	Treated Radiata or B.A.Ht Rimu		Generally 1400mm centres
Stringersd	100x100 P.G.			Centres as required
Foundation Bracing	100x50 P.G.			
Jack Framing (Fibrolite Bases)	100x50 P.G.			
Floor Joists	150x50 P.G.			Approx. 600mm centres maximum
	200x50 P.G.		Douglas Fir	When Required
	225x50 P.G.			
	250x50 P.G.			
	300x50 P.G.			
Herringbone Bracing	50x50 P.G.			
Top and Bottom Plates (Exterior)	100x50 P.G.	B.A.O.B.		when span exceeds 2400mm
Top Plate (Exterior) additional for Truss Roof	150x40 P.G.			
Top and Bottom Plates (Interior Bearing)	100x50 P.G.			
Top and Bottom Plates (Non Bearing)	50x50 75x50 or 100x50 P.G.			
Studs (Non Bearing)	75x50 or 100x50 P.G.		Douglas Fir	600mm centres
Studs, External and Internal (Bearing)	100x50 P.G.			400mm or with additional top plate at 600mm
Window Trimmers, Top	200x50 P.G.			
Window Trimmers, Bottom	100x50 P.G.			
Window Stretchers	100x50 P.G.			When required
Window Jacks	100x50 P.G.			
Ceiling Joists	100x50 P.G.			450mm centres
Ceiling Runners	200x25 R.S.			Nailed together
	100x50 P.G.			
Ceiling Ribbons or Strapping	50x25 75x40 or 75x25 P.G.			When required
Rafters (Iron Roof)	100x50 P.G.			900mm centres
Rafters (Metal Tiled Roof)	100x50 P.G.			900mm centres
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.			450mm centres
Struts (Roof)	100x50 P.G.			
Under Purlins (Concrete Tile Roof)	100x75 P.G.			
Under Purlins (Metal Roof)	100x50 P.G.			
Collar Ties	150x25 R.S.			
Trusses	100x50			900mm centres
Ridges and Hips	200x25 R.S.	Treated Radiata or B.A.Ht Rimu or Douglas Fir		
Valley Rafters	150x50 P.G.			
Valley Boards	150x25 R.S.			
Purlins	75x50 R.S.			800mm centres maximum
Dwangs (Nogging)	100x50 or 75x50 P.G.			
Braces	75x50 or 100x50 P.G.			Alternatively approved purpose made
Fascia and Frieze Board	150x25, 200x25 or 225x25			
Internal Door Jambs	25	O.B. Rimu or Finishing Grade Radiata		
Internal Door Stops	12			
Architraves	50x12			
Skirting	50x12			
Mill Boards	25			
Window and Door Jambs	150x40	D.A.H. Rimu or Treated D.O.B. Native Timber or Cedar or Treated Radiata		
Window Sills	150x50			
Door Sills	200x60			
Window Mullions	100x75			
Window Sashes	100x50 & 60x50			

To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata
 Exterior Finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top or piers to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 100mm spaced at approx. 2400mm centres. All joints to be butted and joined with two 2NW or similar approved nail plates to each joint.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight and true, joins and intersections to be secured with purpose made nail plates.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: To comply with NZS 3604 and its amendments.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-outrins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. Roof bracing to NZS 3604 1978 and its amendments.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and interior walls shall be to S.A.N.Z.

CEILING FRAMING: Where truss roof construction with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 40mm strapping at 400mm centres, generally.

CEILINGS: Ceiling to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with played or half round batten or purpose made jointer. Alternative linings as shown on the addendum.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

WARDROBES: To be lined and ceiled and to have 300mm full length hat shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

DOORS: Interior (main) 1980mm x 760mm hollow flush type W.C. bathroom 1980 x 660mm hollow flush type Wardrobes etc. 1980mm x 660mm hollow flush type interior doors to be hung in 25mm jambs with 12mm planted stops. Alternatively door jambs and window jambs may be grooved for wallboard sheets in which case architraves will not be required. Exterior front 1980mm x 810mm two light obscure glazed. Exterior rear 1980mm x 810mm two or three light obscure glazed. Exterior laundry 1980mm x 760mm two or three light obscure glazed. Fit interior main doors with latch sets. Fit W.C. and bathroom doors with snib sets. Fit wardrobe and linen doors with half sets. Fit front door with night latch and handle. Fit rear door and exterior laundry door with lock set.

FINISHING: Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 30mm fitting to all walls.

MANHOLE: Provide an opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single 560mm x 450mm stainless steel tub and brackets.

FIRE SURROUND: If plan or addendum specifies a chimney provide a fire surround to owner's requirements and allow a provisional sum of \$

SINK TOP: To be stainless steel, or Formica if specified.

PAINTER & PAPERHANGER

MATERIALS: All materials to be sued according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as selected.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

ROOF: Painting of roof to be Owner's responsibility.

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer or similar. All finishing timber trim to be given a coat of white primer then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. Woodwork to be sanded between coats.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively two coats of acrylic. Finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The hot water cylinder cupboard is unpainted.

COLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER: Walls of other than service rooms to be wallpapered. Wallpaper cost per roll to average \$ as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sealer.

PLUMBER

FLASHING: Flash all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: Galvanised Iron. All laps to be primed. Where required by Local Authority or leading institution fix under roofing tightly stretched netting and on top of this lay building paper. Valleys to be 0.60mm Galvanised Iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER: Lay water from supply through galvanised P.V.C. or copper piping, fitted with all necessary fittings to points over basin, sink, W.C., tub, bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and tub.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets or standard pattern vanity where shown on plan. Provide any other plumbing fittings as shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. or copper traps and P.V.C. or copper wastes. All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be chromium plated streamlined bib and pillar cocks indicated 'Hot' and 'Cold' respectively. Stop cocks to be brass. Install one brass hose tap.

W.C.: To be provided complete with white earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority with sound socket joints to be laid to true and even fall.

All joints to be earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS: Provide and fix one light point to each room, one to hall and one to front and rear porches where directed.

POWER: Provide and fix a total of 8 power points where directed and make connections to hot water cylinder and stove.

STOVE: Allow the provisional sum as shown on addendum for supply of electric stove and fix where shown.

ADDENDUM

HEATING

NIGHT STORE HEATING

CONSTRUCTION CONSENT
APPLICATION FORM

Date:

File No:

Permit sought for: (appropriate box)

☒ Building
☐ Demolition
☒ Vehicle Crossing

☒ Plumbing
☐ Removal

☒ Drainage
☐ Solid Fuel Heater

Applicant: To whom all correspondence will be sent

Name: P ROBILIARD

(Please print clearly)

Postal Address: P.O. Box 2157 ROTORUA.

Contact Phone Number:

Signature: [Signature]

Site Description

Street address:

74 ILES
ROTORUA.

Lot: 69 DP: 25241
6997-298

Valuation Roll No: ~~25241~~

Owner

Name: P. Robilliard

Postal Address: P.O. Box 2157

ROTORUA.

Phone: Signature: P. Robilliard

Plumber

Name: R. WAKE FIELD Reg No: 11689

Postal Address: Thompson Drive

R.D. 2 ROTORUA

Phone: Signature:

Estimated Values

Estimated Values of Work including GST

Building 114000.00

Plumbing 6000.00 Labour 1200.00

Drainage 1600.00 Labour 600.00

TOTAL \$..... \$.....

Builder

Name: A.W. SORCEA

Postal Address: 12 Devon St

ROTORUA.

Phone: 3485950 Signature: [Signature]

Drainlayer

Name: R. WAKE FIELD Reg No: 11689

Postal Address:

Phone: Signature:

Form continues overleaf

Solid Fuel Heaters

Make and model of heater to be installed: Night Store

Wetback

Yes ☒ / No

Plumbing and Drainage Details

	W.C.	Bath	Shower	Basins	Sink	Tub	Urinal	H.W.C.	Wetback	Other
Install	<u>3</u>	<u>1</u>	<u>2</u>	<u>2</u>		<u>1</u>		<u>1</u>		
Renew										
Shift										
Remove										

Specification of Drainage Work

Construct new drain with septic tank and effluent disposal:

Construct new drain and, connect to sewer:

Re-direct drains:

Extend drains:

Construct stormwater drains and connect to services:

Construct stormwater drains and discharge to soak-holes.

Sewer and Stormwater Connection

100mm

No. of
Toilets2

Stormwater



FOR OFFICE USE ONLY

Plumbing and Drainage Details:

Plumbing & Drainage to a new
Dwelling.

Approving Officer:

Ray C.
Date: 24.2.92

Vehicle Crossing

Residential ☒
Commercial/Industrial ☐

Type:

Concrete ☒Asphalt ☐Concrete Pavers ☐

Constructed by:

Owner ☒Council ☐Distance from kerb to boundary: 4.0 m

Please show details of where crossing is to be located:

Left
BoundaryRight
Boundary

Kerb Line

Building / Removal / Demolition Details

Description of proposed work and main purpose of use

Proposed Work:

DWELLING

Purpose for which each part of proposed building to be separately used or occupied (describing separately each part of intended use or occupation for a separate purpose, i.e. dwelling, carport, office, commercial use etc):

Floor Area of New Work:

160m²

Removal or Demolition of Buildings

Removed from: Lot _____ DPS _____ Street _____
Valuation No: _____

Removed to: Lot _____ DPS _____ Street _____
Valuation No: _____

Services to be disconnected:

Water ☐Sewer ☐Stormwater ☐Permanently ☐Temporarily ☐

For disconnection of Power, Gas and Telephone please approach the appropriate local supply authority.

FOR OFFICE USE ONLY

Issue of Building Permit Approved:

Issuing Officer

Date: 4.3.92

OFFICER	SIGNED	DATED	Plan Review Fee	Rec	Fee
Receiving Officer	<u>[Signature]</u>	<u>7-2-92</u>	<u>7.2.92</u>	<u>202619</u>	<u>340.00</u>
Processing Clerk			Building	<u>92.103</u>	<u>335.40</u>
Planning Officer	<u>[Signature]</u>	<u>4-3-92</u>	Plumbing	<u>92-03-53</u>	<u>266.20</u>
Structural Engineer			Drainage		<u>121.45</u>
Environmental Health Officer	<u>[Signature]</u>	<u>4.3.92</u>	Building Research Levy		<u>114.00</u>
Plumbing & Drainage Inspector	<u>[Signature]</u>	<u>24/2/92</u>	Vehicle Xing Fee		<u>150.00</u>
Geothermal Inspector			Vehicle Xing Deposit		
Building Inspector	<u>[Signature]</u>	<u>24/2/92</u>	Damage Deposit	<u>20-2-92</u>	<u>100.00</u>
			Water Connection		<u>225.00</u>
			Sewer Connection		
			Development Contrib.		

Receipt:

394717-722

Date:

16.3.92.

Invoice Date:

4.3.92

TOTAL

1312.051087.05

YOU MUST SUBMIT IN SUPPORT OF YOUR APPLICATION

Please tick where information provided, state N/A where not applicable.
An incomplete application form will be returned.

CHECK	
Yours	Office

1) Two Sets of Specifications	☒	☐
2) Two Full Site Plans : Scale 1:200 showing:	☒	☐
a) Position of the building(s) in relation to the boundaries of the full site and existing building(s) located on the site. Note: Both existing and proposed buildings are to be clearly defined	☒	☐
b) Site levels relative to permanent street levels	☐	☐
c) Crossings/Driveways marked on all site plans - proposed, existing, gradients. Note normally one crossing per site only. Show type of finish and distance from kerb to boundary.	☐	☐
d) Off street parking, loading, access and manoeuvring areas.	☐	☐
3) Two Sets of Construction Drawings: Scale 1:100 or 1:50 showing:	☒	☐
a) Elevations (site levels relative to floor levels).	☒	☐
b) Section elevations.	☒	☐
c) Plans of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. But for additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.	☒	☐
d) Foundation details.	☒	☐
e) Structural details, showing engineering calculations and signature where required.	☒	☐
f) Bracing calculations (3604).	☐	☐
4) Two Sets of Plumbing and Drainage Plans:	☐	☐
a) Have Plumber and Drainlayer signed application form.	☒	☐
b) All existing SEWERS, sewer connections shown and clearly labelled.	☒	☐
c) All existing STORMWATER drains and connections shown and clearly labelled.	☐	☐
d) Proposed sewer and stormwater drains shown clearly and labelled accordingly.	☐	☐
e) All existing and proposed sanitary fittings.	☐	☐
f) Sufficient detail to establish the adequacy of light and ventilation natural and artificial to every kitchen, food-room, laundry, bathroom, water-closet, shower, urinal and isolation compartment including sizes of windows, ventilating skylights, ventilating shafts and capacities of fans.	☐	☐
5) Solid Fuel Heaters (Application only required together with:)	☐	☐
a) Manufacturers installation specifications.	☐	☐

6) Important Note

A processing fee of 50% of the permit fee will be charged on all permit applications.

A receipt for Permit Fees does not mean the Permit is approved for issue

CONTRACT SPECIFICATION

FOR

ROBILLIARD & HISHAM

AT

LOT 69 ILES RD. ROTARUA

CONTRACTOR

A.W. SINCEAIR

PRELIMINARY AND GENERAL

This specification covers work done and materials supplied by the contractor. The word 'contractor' shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of the specification and may detail particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX: The words 'provide' and 'fix' shall be construed to mean 'provide' and 'fix' where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

SURPLUS SPOIL: The disposal of any surplus from excavations of foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate materials are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

PRICE FLUCTUATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETE

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney or precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:-

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130 mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations. Alternatively wall may be of 200mm concrete block with steel reinforcing tied into footings.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcements, and back filling shall be subject to an extra charge.

PORCH FLOORS: Where specified in concrete, to be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

CONCRETE FLOORS: Minimum thickness 100mm reinforced with steel mesh and 6mm starters from concrete footings. Footings minimum size 300mm x 250mm with 3-12mm rods and 6mm stirrups at 600 c/s.

TIMBER SCHEDULE.

POSITION IN BUILDING	SIZE	TYPE	GRADE	REMARKS
Jack Studs	100x75 P.G.	Treated Radiata or B.A.Ht Rimu		Generally 1400mm centres
Stringersd	100x100 P.G.			Centres as required
Foundation Bracing	100x50 P.G.			
Jack Framing (Fibrolite Bases)	100x50 P.G.			
Floor Joists	150x50 P.G.			Approx. 600mm centres maximum
	200x50 P.G.		Douglas Fir	When Required
	225x50 P.G.			
	250x50 P.G.			
	300x50 P.G.			
Herringbone Bracing	50x50 P.G.			
Top and Bottom Plates (Exterior)	100x50 P.G.		B.A.O.B.	when span exceeds 2400mm
Top Plate (Exterior) additional for Truss Roof	150x40 P.G.			
Top and Bottom Plates (Interior Bearing)	100x50 P.G.			
Top and Bottom Plates (Non Bearing)	50x50 75x50 or 100x50 P.G.			
Studs (Non Bearing)	75x50 or 100x50 P.G.		Douglas Fir	600mm centres
Studs, External and Internal (Bearing)	100x50 P.G.			400mm or with additional top plate at 600mm
Window Trimmers, Top	200x50 P.G.			
Window Trimmers, Bottom	100x50 P.G.			
Window Stretchers	100x50 P.G.			When required
Window Jacks	100x50 P.G.			
Ceiling Joists	100x50 P.G.			450mm centres
Ceiling Runners	200x25 R.S.			Nailed together
	100x50 P.G.			
Ceiling Ribbons or Strapping	50x25 75x40 or 75x25 P.G.			When required
Rafters (Iron Roof)	100x50 P.G.			900mm centres
Rafters (Metal Tiled Roof)	100x50 P.G.			900mm centres
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.			450mm centres
Struts (Roof)	100x50 P.G.			
Under Purlins (Concrete Tile Roof)	100x75 P.G.			
Under Purlins (Metal Roof)	100x50 P.G.			
Collar Ties	150x25 R.S.			
Trusses	100x50			900mm centres
Ridges and Hips	200x25 R.S.	Treated Radiata or B.A.Ht Rimu	or Douglas Fir	
Valley Rafters	150x50 P.G.			
Valley Boards	150x25 R.S.			
Purlins	75x50 R.S.			800mm centres maximum
Dwangs (Nogging)	100x50 or 75x50 P.G.			
Braces	75x50 or 100x50 P.G.			Alternatively approved purpose made
Fascia and Frieze Board	150x25, 200x25 or 225x25			
Internal Door Jambs	25	O.B. Rimu or Finishing Grade Radiata		
Internal Door Stops	12			
Architraves	50x12			
Skirting	50x12			
Sill Boards	25			
Window and Door Jambs	150x40	D.A.H. Rimu or Treated D.O.B. Native Timber		
		or Cedar or Treated Radiata		
Window Sills	150x50			
Door Sills	200x60			
Window Mullions	100x75			
Window Sashes	100x50 & 60x50			

To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata
 Exterior Finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 100mm spaced at approx. 2400mm centres. All joints to be butted and joined with two 2NW or similar approved nail plates to each joint.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight and true, joints and intersections to be secured with purpose made nail plates.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: To comply with NZS 3604 and its amendments.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-outrins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. Roof bracing to NZS 3604 1978 and its amendments.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and interior walls shall be to S.A.N.Z.

CEILING FRAMING: Where truss roof construction with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 40mm strapping at 400mm centres, generally.

CEILINGS: Ceiling to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with splayed or half round batten or purpose made jointer. Alternative linings as shown on the addendum.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

WARDROBES: To be lined and ceiled and to have 300mm full length hat shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

DOORS: Interior (main) 1980mm x 760mm hollow flush type W.C. bathroom 1980 x 660mm hollow flush type Wardrobes etc. 1980mm x 660mm hollow flush type interior doors to be hung in 25mm jambs with 12mm planted stops. Alternatively door jambs and window jambs may be grooved for wallboard sheets in which case architraves will not be required. Exterior front 1980mm x 810mm two light obscure glazed. Exterior rear 1980mm x 810mm two or three light obscure glazed. Exterior laundry 1980mm x 760mm two or three light obscure glazed. Fit interior main doors with latch sets. Fit W.C. and bathroom doors with snib sets. Fit wardrobe and linen doors with half sets. Fit front door with night latch and handle. Fit rear door and exterior laundry door with lock set.

FINISHING: Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 50mm fitting to all walls.

MANHOLE: Provide an opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single 560mm x 450mm stainless steel tub and brackets.

FIRE SURROUND: If plan or addendum specifies a chimney provide a fire surround to owner's requirements and allow a provisional sum of \$

SINK TOP: To be stainless steel, or Formica if specified.

PAINTER & PAPERHANGER

MATERIALS: All materials to be sued according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as selected.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

ROOF: Painting of roof to be Owner's responsibility.

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer or similar. All finishing timber trim to be given a coat of white primer then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. Woodwork to be sanded between coats.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively two coats of acrylic. Finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The hot water cylinder cupboard is unpainted.

CLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER: Walls of other than service rooms to be wallpapered. Wallpaper cost per roll to average \$ as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sealer.

PLUMBER

FLASHING: Flash all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: Galvanised iron. All laps to be primed. Where required by Local Authority or leading institution fix under roofing tightly stretched netting and on top of this lay building paper. Valleys to be 0.60mm Galvanised iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER: Lay water from supply through galvanised P.V.C. or copper piping, fitted with all necessary fittings to points over basin, sink, W.C., tub, bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and tub.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets or standard pattern vanity where shown on plan. Provide any other plumbing fittings as shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. or copper traps and P.V.C. or copper wastes. All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be chromium plated streamlined bib and pillar cocks indicated 'Hot' and 'Cold' respectively. Stop cocks to be brass. Install one brass hose tap.

W.C.: To be provided complete with white earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority with sound socket joints to be laid to a true and even fall.

All joints to be earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS: Provide and fix one light point to each room, one to hall and one to front and rear porches where directed.

POWER: Provide and fix a total of 8 power points where directed and make connections to hot water cylinder and stove.

STOVE: Allow the provisional sum as shown on addendum for supply of electric stove and fix where shown.

ADDENDUM

HEATING

NIGHT STORE HEATING