



30411

BUILDING SERVICES – BUILDING CONSENT

30412

APPLICATION NO: *30412* VALUATION NO: *06570/313 00*

OWNER: *Talk Mortgages* PROPERTY NO: *P09611*

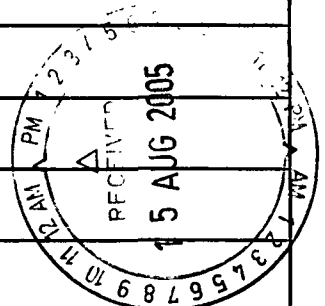
PROJECT LOCATION: *177 Old Taupo Rd*

DESCRIPTION OF WORK: *Relocate dwelling from Auckland*

CHECK APPLICATION - BUILDING OFFICER: *[Signature]*

DATE RECEIVED: <i>16.8.05</i>	DUE DATE: <i>13.9.05</i>
DATE SUSPENDED: <i>Inv 6/9/05</i> <i>6/11/2008</i>	DATE ISSUED: <i>8.9.05</i>

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration					
Building			<i>35</i>	<i>CH</i>	<i>6-9-5</i>
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					



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

200	a	b	c	d	e	g	h	i	j	k	211	a	b	c	f								
	l	m	n	o	p	q	r	s	t	u	212	a											
	v	w	x	y	f						213	a	b	c	d	e	g	h	i	j	k	l	
201	a	b	c	d	e	g	f						m	n	o	p	q	r	s	f			
202	a	b									214	a	b		f								
203	a										215	a	b	c	f								
204	f										216	a			f								
205	a	b									217	a	b		f								
206	a	b	c								218	a	b	c	d	e	g	h	i	j	k	f	
207	a										219	f											
208	a										220	a	b		c	d	f						
209	a										221	a	b	c	d	e	g	h	i	j	k	l	
210	a	b	c										m	n	f								

FREE TEXT:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Water App

30412

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 30411 VALUATION NO: 06570 / 313.00
 OWNER: Talk Mortgages PROPERTY NO: P09611
 PROJECT LOCATION: 177 Old Taupo Rd
 DESCRIPTION OF WORK: Relocate dwelling from Auckland
 CHECK APPLICATION - BUILDING OFFICER: ✓

DATE RECEIVED: 16.8.05	DUE DATE: 13.9.05
DATE SUSPENDED:	DATE ISSUED: 30.8.05

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration	M	30	16.8.05 - Nam	16.8.05
Hazard				
Graphic Solutions	PJ	30		16.08.05
Planning	VAR	30		23.08.05
Resource Engineers	BK	5		18.8.05
Pollution Control				
Geothermal				
Hazardous Substances				
Environmental Health				
Recreation and Community				
Building				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
D37-	15.8.05	R24120	RECEIVED 15 AUG 2005

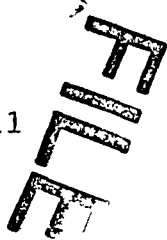
NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

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

FREE TEXT:

356 (b) Kelly Woodward

P09611



Code Compliance Certificate: 30412
Section 95, Building Act 2004

Issued: 24 Oct 06



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Street Address of building: 177 OLD TAUPU ROAD, UTUHINA, ROTORUA 3015
Legal Description of land where building is located:

Lot 11 DP 5265

Current, lawfully established use:

Year first constructed:

- RELOCATE DWELLING FROM AUCKLAND

The Owner

Name of owner: TALK MORTGAGES LTD
Contact Person: MR LANT CHARLES HARRIS
Mailing Address: C/O LANT HARRIS
24 EXETER PLACE
ROTORUA 3201

Street address/registered office: 177 OLD TAUPU ROAD
UTUHINA
ROTORUA 3015

Phone number: 3490114 (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with council/building consent authority:

Building Work

Building Consent number: 30412
Issued by: ROTORUA DISTRICT COUNCIL

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

D/Dep \$400 =

Refund Memo 12659.

21/11/06 \$400.00.

(a) the building work complies with the building consent.

Council Charges

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

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

This is a final code compliance certificate issued in respect of all of the
building work under the above building consent


D MACLEOD

BUILDING ADMINISTRATION
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 24 Oct 2006

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 30412

Issued by [name of building consent authority that granted building consent]: ROTORUA DISTRICT
COUNCIL

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

JAACK MORTGAGES

†Contact person: LANT HARRIS

Mailing address: 24 EXETER PL - ROTORUA

Street address/registered office:

Phone number: Landline: 3430927 Mobile: 0270364511

Daytime: 4 After hours: 7

Facsimile number: N/A

Email address: n/a Website: n/a

The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]:

\$Contact person:

Mailing address:

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

First point of contact for communications with the council/building consent authority [Contact details must be in NZ]:

Full name: _____

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

APPLICATION

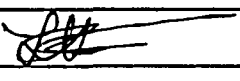
All building work to be carried out under the above building consent was completed on: 15.10.06

The personnel who carried out the building work are as follows [list names, addresses, phone numbers, and (where relevant) registration numbers]:

LANT HANES - 214 EXETER PL - 0276364311
Stewart Smith - 6 TORO PL
JAMIE KLINAC - 12 HENSLEY PL

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to [state which address, and whether owner or agent]:

Signature of [owner/agent on behalf of and with the authority of the owner]: 

Name of person signing: LANT HANES

Date: _____

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

BUILDING SERVICES

FIELD INSPECTION CARD

Application No:

30/12

Date Consent Issued:

8.9.05

OWNER: <u>Talk Mortgages</u> Phone: <u>3490144</u>	BUILDER: <u>S Smith</u> Phone: <u>3485720</u>
SITE: <u>177 Old Taupo Rd</u>	PLUMBER: <u>S Francis</u> Phone: <u>0274994999</u>
VALUATION NO: <u>0657/213.00</u> FILE NO: <u>P09611</u>	DRAINLAYER: <u>Goodrick Contr</u> Phone: <u>3456342</u>
LEGAL DESCRIPTION: Lot/Sec: <u>11</u> DPS/Bk: <u>5265</u>	

DESCRIPTION OF PROPOSED WORK:

Relocate dwelling from Auckland

DATE	INSPECTION REPORTS	TIME
22/9/05	Site information Ok 11 Anchor pipe to 900m Good bearing in all holes Ok to pour	
11/11/05	Drainage line + level ok. Waste let holding. New manhole at edge of property (caveat map) to taking bolt connection to allow for line subdivision	30
20/10/06	FINAL. Inside renovated and painted. Bathroom renovated as original. Shower over bath disconnected. hot water Cyl restrained. new Valve and Grey butylene to under floor under Town supply pressure. Outside painted and Ok. Landscaping of wide area.	
	Ok to issue CCC. Refund bond \$4400.	

CODE COMPLIANCE CERTIFICATE	
SIGN: <u>[Signature]</u>	DATE: <u>24/10/06</u>

[illegible]

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Project Information Memorandum No:30411

Section 34, Building Act 2004

Received:16Aug05

Issued:30Aug05

TALK MORTGAGES
C/O LANT HARRIS
24 EXETER PLACE
ROTORUA 3201

MR LANT CHARLES HARRIS
24 EXETER PLACE
TIHI-O-TONGA
ROTORUA 3201

PROPERTY ID: 09611
STREET ADDRESS: 177 OLD TAUPU ROAD, UTUHINA, ROTORUA 3201
LEGAL DESCRIPTION: Lot 11 DP 5265

PROJECT IS FOR: Resite Building
INTENDED USE(S): RELOCATE DWELLING (EX AUCKLAND)
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$19,000.00
NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$137.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 24120 Date: 15Aug05 Amount: \$137.00

Project Information Memorandum: 30411
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any condition of the Building Consent.

2: SPECIAL FEATURES OF THE LAND

No information concerning special features of the land has been identified.

3: PUBLIC UTILITIES/ROADING

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice.

4: PUBLIC UTILITIES - STORMWATER

The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.

5: WATER SUPPLY

An application for a water connection from the Public Urban Water Supply to this property has been received and is being processed. Notification will be given in due course.

6: SEWERAGE DISPOSAL

An application for connection of this property to the Public Sewerage System has been received and is being processed. You will be advised in due course.

7: LAND USE CONSENTS

Your application for Resource Consent has been received and is currently being processed. Please note that the resource consent process may take up to 20 working days from when Council received all necessary information.

Kelly Woodward.

8: COMPULSORY PLANNING STATEMENTS

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

*Project Information Memorandum: 30411
See attached page(s) for any other conditions.*

Page : 2

building work is proposed.

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

NATURAL GAS CORPORATION

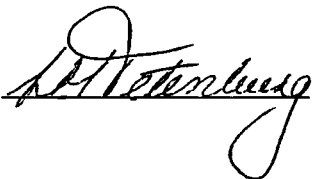
For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact the Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.

ELECTRICITY

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

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed:  Date: 30/08/2005

**Building Consent No:30412
Section 51, Building Act 2004**

Issued:08Sep05

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Street Address of building: 177 OLD TAUPU ROAD, UTUHINA, ROTORUA 3201
Legal Description of land where building is located:
Lot 11 DP 5265
Building Name: RESIDENCE

The Owner

Name of owner: TALK MORTGAGES LTD
Mailing Address: C/O LANT HARRIS
24 EXETER PLACE
ROTORUA 3201

Contact Person: MR LANT CHARLES HARRIS
Mailing Address: 24 EXETER PLACE
TIHI-O-TONGA
ROTORUA 3201

Street address/registered office: 177 OLD TAUPU ROAD
UTUHINA
ROTORUA 3201

Phone number: 3490114 (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with council/building consent authority:

Building Work

The following building work is authorised by this consent:

Project: Resite Building
Intended Use: RELOCATE DWELLING (EX AUCKLAND)

This building consent is issued under section 51 of the Building Act 2004.
This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration,

demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: Notice to be given by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least 1 (one) working day in advance of covering in any of the following work:

At the completion of the work authorised by this Building Consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building Services Department, phone (07) 348 4199.

Excavation for foundations.

Plumbing work within any wall cavity, eg timber or blockwork.

Bracing and fixing of subfloor framing members prior to subfloor cladding being fixed.

All foul water and stormwater drainage in ground before backfilling.

2: Hot Water Control

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55 C.

3: Code Compliance Certificate

The owner or agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this Building Consent.

SECTION 93(2)(b)(i) BUILDING ACT 2004

The owner or agent must apply for a Code Compliance Certificate within 2 years after the date on which the Building Consent for the building work was granted.

4: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

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

5: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM - CLAUSE F7 WARNING SYSTEMS:

* Requires that an appropriate means of detection and warning for fire must be provided within each household unit.

* Smoke alarms shall be located on the escape routes on all levels within household units.

* On all levels containing the sleeping spaces, the smoke alarms shall be located either:

a) in every sleeping space; or

b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

A CODE OF COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL THE SMOKE ALARMS HAVE BEEN INSTALLED AND SEEN OPERATING.

Compliance Schedule

A compliance schedule is not required for the building.


Signature

ADMINISTRATIVE ASSISTANT
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 08 Sep 2005

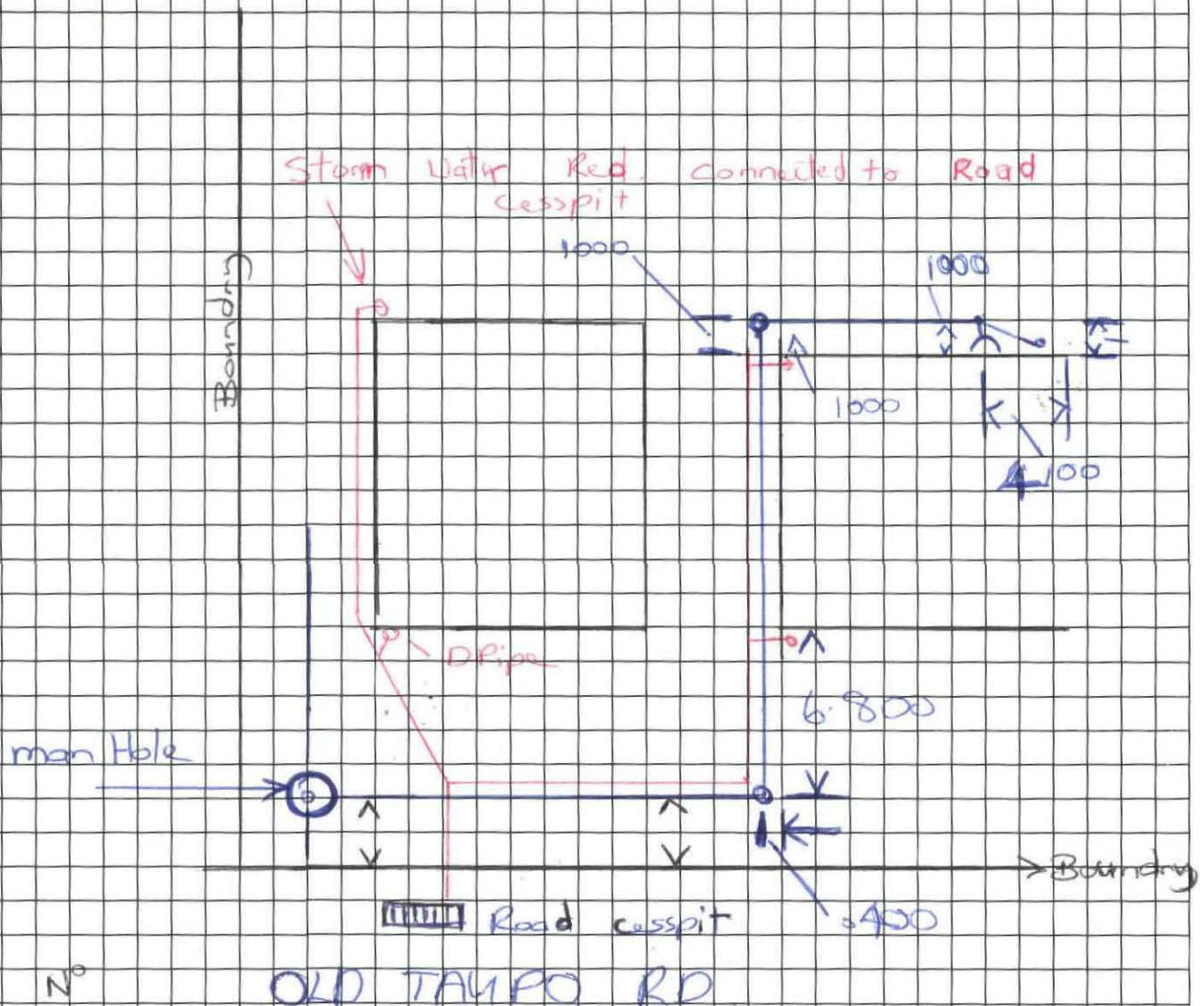


ROTORUA DISTRICT COUNCIL
BUILDING SERVICES

AS-BUILT DRAINAGE PLAN

CONSENT NO: _____ P. _____
OWNER'S NAME: _____
ADDRESS: OLD TAMPO RD
DRAINLAYER: Gary Charles LTD
SIGNATURE: [Signature] DATE: 10-11-05

Storm Water + Sewer pipe side By Side
S/W Just Higher than SEWER .250 apart



21 November 2006

Please Quote: P09611

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Lant C Harris
24 Exeter Place
ROTORUA

Dear Sir/Madam

DAMAGE DEPOSIT AND/OR VEHICLE CROSSING DEPOSIT

Please find attached cheque for the sum of \$400.00 being refund for the Vehicle Crossing and/or Damage Deposit.

This Deposit was paid on permit No: **30412**

**RE: RELOCATE DWELLING FROM AUCKLAND – 177 OLD TAUPO RD –TALK
MORTGAGES LTD.**

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Diane MacLeod
Administration Assistant Building

Encl.

Rotorua District Council Services Plan



UTA ST

Valuation No.	06570/313.00	
Lot No.	11	
D.P.	5265	
Blk		
S.Blk	IV	HOROHORO S.D.
Street No.	177	Scale 1 : 500

OLD TAUPU RD

PERERIKA ST

water main
water conn

wastewater main

stormwater main

stormwater main

CAUTION

This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services **ONLY**. It is not to be used as a site plan for building purposes. All services are indicated in good faith, however additional services may have been installed that do not appear on this plan.

Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation.

Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve.

Warning : Check for other underground services.

This plan was issued on **16/08/05**.

01 September 2005

Please Quote Building Consent No: 30412

File No: P09611
Doc No: OW-48619

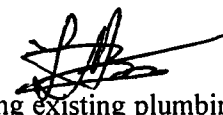
Talk Mortgages
C/- Lant Harris
24 Exeter Place
ROTORUA

Dear Sir/Madam

177 OLD TAUPU ROAD

I acknowledge receiving your Building Consent Application dated 16.8.05, to relocate dwelling but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING

- all piping to be replaced*  *9-15/05*
- The Rotorua District Council requires a full resite report (including existing plumbing) to be received and checked by us before a second hand house is resited to this district. Please supply a report on the existing plumbing in this house including the position of the terminal vent.
 - ✓ • The plans show 100 x 50 bearers spanning 2.0 metres. The does not comply with present day standards or previous NZ standards. Please supply details showing how the bearers will comply with NZS 3604:1999.
 - The Building Consent application form must be filled out fully, including the section showing how you intend complying with each section to the Building Code.
 - A drainage plan is required detailing both sewerage and stormwater systems and stating:
 - What standards they will comply with.
 - Pipe sizes and gradients.
 - The position of al junctions, inspections, vents, ORG etc.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter, Council Officers will be pleased to provide assistance.

Yours faithfully

P R Lawrence
Building Control Manager

Building Consent No:30412
Section 51, Building Act 2004

Issued:08Sep05

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
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The Owner

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Contact Person: MR LANT CHARLES HARRIS

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Phone number: 3490114 (Bus.)
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The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55 C.

3: Code Compliance Certificate

The owner or agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this Building Consent.

SECTION 93(2)(b)(i) BUILDING ACT 2004

The owner or agent must apply for a Code Compliance Certificate within 2 years after the date on which the Building Consent for the building work was granted.

4: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

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

5: Standard Statement

THIS BUILDING CONSENT IS ISSUED SUBJECT TO ALL OTHER OUTSTANDING CONSENTS HAVING BEEN APPROVED. WORK SHALL NOT COMMENCE AND INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THOSE OUTSTANDING CONSENTS HAVE BEEN COMPLIED WITH.

A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM - CLAUSE F7 WARNING SYSTEMS:

* Requires that an appropriate means of detection and warning for fire must be provided within each household unit.

* Smoke alarms shall be located on the escape routes on all levels within household units.

* On all levels containing the sleeping spaces, the smoke alarms shall be located either:

a) in every sleeping space; or

b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

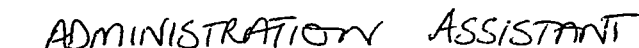
These will be required on all new dwellings and retrospectively fitted in dwellings when, and if, a Building Consent for additions or alterations is applied for.

A CODE OF COMPLIANCE CERTIFICATE WILL NOT BE ISSUED UNTIL THE SMOKE ALARMS HAVE BEEN INSTALLED AND SEEN OPERATING.

Compliance Schedule

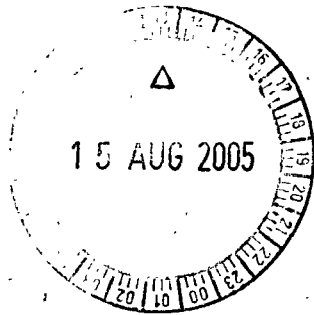
A compliance schedule is not required for the building.


Signature


Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 08 Sep 2005

PIM / APPLICATION No. 30411/30412

DATE RECEIVED _____

DATE ISSUED _____

SITE FILE No. P09611SA. 792/1241

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

*[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]*177 Old Taupo RdROTORUA

Legal description of land where building is located:

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent (if applicable) _____

Valuation No. 06570/313.00 Lot No. 11DPS 5265 Section _____Block Horocho IV Survey District Horocho

Building name: _____

Location of building within site/block number:

*[include nearest street access]*Number of levels: One*[include ground level and any levels belowground]*

Level/unit number: _____

*[insert level/unit number if applicable]*Area: 122 m²*[total floor area; indicate area affected by the building work if less than the total area]*

Current, lawfully established, use:

*[include number of occupants per level and per use if more than 1]*Year first constructed: 1900-1909*[insert year, approximate date is acceptable e.g. c1920s or 1960-1970]*Expected completion date: 09/05*[insert month year]*

THE OWNER

Name of owner:

*[include preferred form of address, eg, Mr, Miss, Dr, if an individual]*TALK MORTGAGES

Contact person:

*[insert contact name]*Lorna Harris

Mailing address:

*[insert mailing address]*12 Kerswell Tce - ROTORUA

Street address/registered office:

*[insert street address/registered office]*As above

Phone numbers:

Landline: 3490144Daytime: 3490144Mobile: 0272863225After Hours: 3439927Facsimile number: 3490153Email address: lornaharris@talkmortgages.com

Website:

[website address if applicable]

The following evidence of ownership is attached to this application:

*[current copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]***AGENT**

Name of agent:

*[include preferred form of address, eg, Mr, Miss, Dr, if an individual]*Laird Harris

Contact person:

[insert contact name]

Mailing address:

*[insert mailing address]*24 Exeter pl - ROTORUA

Street address/registered office:

*[insert street address/registered office]*As above

Phone numbers:

Landline: 3439927Daytime: 3439927Mobile: 0276364311After Hours: 11

Facsimile number:

Email address: cosmo7of9@hotmail.com

Website:

*[website address if applicable]*Relationship to owner: Husband*[state details of the authorisation from the owner to make the application on the owner's behalf]*

First point of contact for communications with the council/ building consent authority:

*[all invoices and refunds related to this application will be directed to this person in all instances]*Lorna Harris

HAVE YOU PROVIDED ALL THE FOLLOWING INFORMATION?

(Strike out where not applicable)

NOTE TO APPLICANTS Please use this check sheet to ensure all the information required to be supplied with your application has been provided. If required information has not been provided your application may not be accepted and you will experience delays in obtaining your consent.

GENERAL	Yes	No	BCA
Plans and specifications of an acceptable standard (Reference BRANZ Bulletin 365 Acceptable Plans and Specifications)	☒	☐	☐
Plans, elevations, cross sections of the proposal in duplicate	☒	☐	☐
Certificate of Title (recent search copy less than 6 months old)	☒	☐	☐
Wind Zone classification	☐	☒	☐
Earthquake Zone classification	☐	☒	☐
Corrosion Zone classification	☐	☒	☐
Presence of natural hazards eg. Flooding, falling debris, erosion	☐	☒	☐

BULK & LOCATION	Yes	No	N/A
Site Plan: Fully dimensioned, scaled, showing all buildings and easements (proposed/existing)	☒	☐	☐
Site boundaries nominated	☒	☐	☐
Site area per unit indicated	☒	☐	☐
Site coverage and plot ration calculations %	☒	☐	☐
Shared access ways/other areas	☒	☐	☐
Foulwater (sewer) drains	☒	☐	☐
Stormwater drains and soakholes	☒	☐	☐
Water service details	☒	☐	☐
Site levels and finished floor level indicated	☐	☐	☒
Vehicle crossing position indicated on plan	☒	☐	☐
Vehicle access manoeuvre and parking areas indicated	☒	☐	☐
Street trees, poles, sumps, manholes, traffic islands affecting vehicle access	☐	☐	☒
Hill sites: indicate contours, drive gradients and building heights	☐	☐	☒
Landscaped areas indicated and planting plan produced	☐	☐	☒
Earthworks: identify proposal for cut and/or fill where cut is more than 1.5m deep or 20 cubic metres.	☐	☐	☒

OTHER MISCELLANEOUS	Yes	No	N/A
Demolition details	☐	☐	☒
Swimming pool: design, fence and discharge	☐	☐	☒
Backflow prevention	☐	☐	☒
Notable and protected trees indicated	☐	☐	☒
Heritage site or building affected	☐	☐	☒
Resource Consent application	☒	☐	☐
Subdivision details	☐	☐	☒

CONSTRUCTION DETAILS		Yes	No	BCA
Products and designs match selected earthquake, wind and corrosion zones	☒	☐	☐	
Timber treatment specifications	☐	☒	☐	
Foundation plans and design included. Plans to show details on reinforcing, all fixings and subfloor bracing for timber floors.	☐	☒	☐	
Floor slab details including location of expansion joints	☐	☒	☐	
Geotechnical reports on ground condition as required	☐	☒	☐	
Floor plans with fire partitions, common walls & dividing walls & identification of all rooms & their intended uses	☐	☒	☐	
Elevations with maximum height and daylighting recession planes	☐	☒	☐	
Beam designs including fixings, design charts for manufactured beams where used	☐	☒	☐	
Roof plan complete with truss design statement and details	☐	☒	☐	
Details to resist roof uplift	☐	☒	☐	
Bracing calculations and layout plans	☐	☒	☐	
Brace fixing details	☐	☒	☐	
Blockwork design, including cover to reinforcing, locations and detail of expansion joints, fixings.	☐	☒	☐	
Retaining walls: design, heights, position, subsoil drainage and safety barriers	☐	☒	☐	
Windows: opening and fixed windows indicated, cantilevered lintel details included where appropriate	☐	☒	☐	
Glazing: safety glass specifications included	☐	☒	☐	
Sound insulation indicated	☐	☒	☐	
Location of smoke detectors	☐	☒	☐	
Claddings and weathertightness details provided for all claddings, including risk matrix or equivalent	☒	☐	☐	
Stairs/steps/landings/balconies: dimensions, handrail and barrier details	☐	☒	☐	
Decks: membrane specifications (especially compatible substrates), threshold details, position and size of overflows, gutter size calculations,	☐	☒	☐	
Solid fuel heater: make, model & location	☐	☒	☐	
Accurate layout of plumbing & drainage systems	☒	☐	☐	
Full details of alternative solutions if used				
	☐	☒	☐	
Producer Statement: specific design details for work outside the scope of acceptable solutions and non specific design codes.				
	☐	☒	☐	
Fire Safety Summary or Fire Design statement	☐	☒	☐	
Drainage and/or plumbing	☒	☐	☐	
Lifts, escalators, moving walkways	☐	☒	☐	
Acoustic and thermal insulation	☐	☒	☐	
HVAC systems	☐	☒	☐	
Energy	☐	☒	☐	
People with disabilities access & facilities				
	☐	☐	☐	
Independent peer review for specialist design above				
Compliance Schedule details				

COMPLIANCE

The specified systems for the building are as follows: [specified systems are defined in regulations]

The following specified systems are being altered, added to, or removed in the course of the building work: [specify]

There are no specified systems in the building. ☒

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

- ☐ Subdivision
- ☐ Alterations to land contours
- ☒ New or altered connections to public utilities
- ☐ New or altered access for vehicles
- ☒ Disposal of stormwater and wastewater
- ☒ New or altered locations and/or external dimensions of buildings
- ☐ Building work over or adjacent to any road or public place
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority: [specify]

BUILDING CONSENT

The following plans and specifications are attached to this application:

Site plans, floor plans, pile plan

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☐ Plans and specifications [list] Site + Floor + pile plan, L.I.M., photographs, Re-site (Consent) report from Auckland City, Resource Consent application,
- ☐ Project information memorandum affected parties consent, Sale + purchase, sewer/water connection application
- ☐ Development contribution notice

MATERIALS USED (identify materials used. Required for Department of Building and Housing records)

What materials will be used for the:

Floor

1 ☒ Timber 2 ☐ Concrete 3 ☐ Wood Products

4 ☐ Other Specify: _____

Framing

1 ☒ Timber 2 ☐ Concrete 3 ☐ Steel 4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☒ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles

5 ☐ Aluminium 6 ☐ Other Specify: _____

Internal

1 ☐ Plaster board 2 ☐ Fibrous Plaster 3 ☒ Wood Products

4 ☐ Other Specify: _____

External Cladding

1 ☐ Brick 2 ☐ Concrete 3 ☐ Concrete block 4 ☐ Cement board

5 ☐ Plaster 6 ☒ Timber 7 ☐ Steel 8 ☐ Aluminium

9 ☐ XPS 10 ☐ Other Specify: _____

Energy

Energy source _____

Cooking: _____

Insulation _____

Connection to or disconnection from:

☒ Council water supply (Please attach "Application for Water Connection" form.) ☒ Council sewerage

ESTIMATED TOTAL VALUE OF WORK

\$ ~~10,000.00~~ gst inclusiveProject floor area 123 m²19,000.00 *cnw*

FEE PAYABLE

Consent deposit
 Project Information Memorandum \$ ✓ 137.00
 Building Administration \$ ✓ 362.00
 Technical Processing \$ 194.00
 Industry Levy (DBH) \$ _____
 Industry Levy (BRANZ) \$ _____
 Developmental Contribution Levy \$ _____
 Certificate of Title \$ ✓ 10.50
 Producer Statements \$ _____
 Compliance Schedules \$ _____
 Rural Number \$ _____
 Vehicle Crossing \$ _____
 Street Damage \$ 400.00
 Water Connection \$ 190.00
 Sewer Connection \$ _____
 Other(s) \$ _____
 Total consent deposit \$ _____
 Consent fee balance \$ _____
 Inspections \$ _____
 Other(s) \$ _____
 Total balance payable \$ 594.00

COUNCIL USE ONLY

Lodgement deposit \$ 599.50
 Date paid 15.8.05
 Receipt No. R24120
 Consent fee balance \$ 594.00
 Date paid 8/9/05
 Receipt No. 2623925

(existing)

Please complete

Forward any refunds or further invoices to:

approved

Approved
6-9-5

BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

THE PROJECT

Description of the building work:
[provide sufficient description of building work to enable scope of work to be fully understood]

Relocate MT EREN (Auckland) Villa to 177 OLD
Taupo Rd - ROTORUA

Will the building work result in a change of use of the building?

Yes ☐ No ☒

If Yes, provide details of the new use: _____

[provide description of new use]

Intended life of the building if less than 50 years: _____

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Estimated value of the building work on which the building levy will be calculated (including goods and services tax): \$ _____
[state estimated value as defined in section 7 of the Building Act 2004]

Number of Toilet Pans: _____
(Commercial properties only)

APPLICATION

I request that you issue a ~~1. [project information memorandum]~~ project information memorandum and building consent/~~building consent~~ [delete which is not applicable] for the building work described in this application.

Signature of [owner/agent on behalf of and with the authority of the owner]



Date: 15.8.05

BUILDING PRACTITIONERS**Builder:**Business/name: Stewart Smith Address: 6 Toko st - RotoruaPhone: 3485720 Mobile: 0274954724 After hours: 3485720Facsimile: _____ Registration/qualification: Registered builder**Designer/Architect:**

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Plumber:Business/name: Selwyn Francis Address: _____Phone: _____ Mobile: 0274994994 After hours: _____

Facsimile: _____ Registration/qualification: _____

Drainlayer:Business/name: Goodrick Contractors Address: 42 Ferguson Pl - RotoruaPhone: 3456342 Mobile: 0274405849 After hours: 3456342Facsimile: 3456342 Registration/qualification: Council approved drainlayer**Structural Engineer:**

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Engineer (Identify practice college):

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

The building work will comply with the building code as follows: *[Delete this section if this is an application for a PIM only]*

Clause <i>[which of the following clauses will be involved in the proposed building work?]</i>	Means of compliance <i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	Proposed inspections <i>[state means of inspection. Note PS4 or certification may be required]</i>
☒ B1 Structure	☐ B1/AS2 ☐ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☒ B2 Durability	☐ B2/AS1 ☐ NZS 3101 ☐ NZS 3602 ☐ NZS 3604 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ C1- 4 Fire	☐ C1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D1 Access Routes	☐ D1/AS1 ☐ ZS 4121 ☐ NZS 4121 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ D1 Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 ☐ EN 81 ☐ EN 115 ☐ Other _____ <i>[Specify]</i>	☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ E1 Surface water	☐ E2/AS1 ☐ AS/NZS3500.3 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ E2 External moisture	☐ E2/AS1 ☐ Specific design & testing	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ E3 Internal moisture	☐ E2/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F1 Hazardous substances etc	☐ F1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F2 Hazardous building materials	☐ F2/AS1 ☐ NZS 4223 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F3 Hazardous substances	☐ F3/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F4 Safety from falling	☐ F2/AS1 ☐ FSP Act ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F5 Construction and demolition hazards	☐ F5/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F6 Lighting for emergency	☐ F6/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☐ F7 Warning systems	☐ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Engineer ☐ Other _____ <i>[Specify]</i>
☐ F8 Signs	☐ F8/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>
☒ G1 Personal hygiene	☒ G1/AS1 ☐ Other _____ <i>[Specify]</i>	☐ Council ☐ Other _____ <i>[Specify]</i>

☐ G2	Laundering	☐ G2/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G3	Food preparation and prevention of contamination	☐ G3/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G4	Ventilation	☐ F7/AS1	☐ AS/NZS 1668.2 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G5	Interior environment	☐ G5/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G6	Airborne & impact sound	☐ G6/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G7	Natural light	☐ G7/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G8	Artificial light	☐ G8/AS1	☐ NZS 6703 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G9	Electricity	☐ G9/AS1	☐ Other _____ [Specify]	By certification only
☐ G10	Piped services	☐ G10/AS1	☐ NZS 5261 ☐ Other _____ [Specify]	By certification only
☐ G11	Gas as an energy source	☐ G11/AS1	☐ Other _____ [Specify]	By certification only
☒ G12	Water supplies	☒ G12/AS1	☐ AS/NZS 3500.1 ☐ AS/NZS 3500.4 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G13	Foul water	☒ G13/AS1	☐ AS/NZS 3500.2 BS 5572 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G14	Industrial liquid waste	☐ G14/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ G15	Solid waste	☐ G15/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☐ H1	Energy efficiency	☐ H1/AS1	☐ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]

WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

File No: 37-04-001

Doc No: OW-13507

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
Phone: 07 348 4199
Fax: 07 346 3143
Email mail@rdc.govt.nz
Website: www.rdc.govt.nz

**TO: ALL BUILDING OWNERS &
BUILDING CONTRACTORS**

DEFINITION OF BOUNDARIES

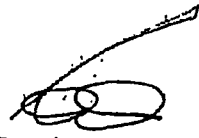
This is to confirm that in all instances of undertaking building work which is outside the original footprint of an existing building, it is a requirement of every Building Consent, and in particular the First Footing Inspection that the owner of the property identifies the boundaries of the property.

Identifying means finding and exposing the boundary pegs or, alternatively, at least having the boundaries redefined by a Registered Surveyor.

Please note that failure to undertake this work will probably result in the Building Officer being unable to undertake the first inspection because he cannot determine where the boundaries to the property are located.

Help us to help you.

Ensure that this is undertaken before the First Inspection.


Pat Lawrence
Building Control Manager

PIM / DC
No 0030412



☒ Recenter

☐ Zoom In

☐ Zoom Out

☐ Id DataLayers

☐ Id Legal Parcel

☐ Measure

Scale: 1:409

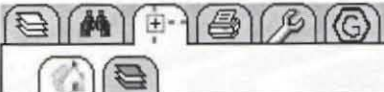
Map Type: Default



North







Parcel results

☒ Rating Parcel - File: 09611 (177 Old Ta

☒ Legal Parcel - File: 09611 (Lot 11 DP 5

☐

Definitions of terms used

Data as at 2005-08-15 01:36





Copyright Rotarua District Council

DC / DC
00 030412



BUILDING CONSENT APPROVAL

The building

Consent No:	BLD20051967801
Date Lodged:	04-08-2005
Project:	House on attached site plans to be removed to Old Taupo Rd, Rotorua
Intended Life:	Not less than 50 years
Accepted Value:	10000
Project Address:	12 Essex Road, Mount Eden, 1003
Legal Description:	LOT 20 PT LOT 19 DRO 58BLUE
Certificate of Title:	CT 525/148

The Owner

Name of Owner:	A D Strachan AND E E Strachan, 6 - 137 Tamaki Drive MISSION BAY AUCKLAND 1005
Contact Person:	L Harris AND Talk Mortgages Limited 6 - 137 Tamaki Drive MISSION BAY AUCKLAND 1005

Building Work

The following building work is authorised by this building consent:

House on attached site plans to be removed to Old Taupo Rd, Rotorua

The Building Consent is a consent under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building)

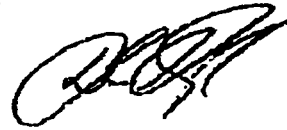
This Building Consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other act.

Clause B2 (Section 2) of the Building Codes Acceptable Solutions specifies the requirements relating to the durability of specific building elements.

Please note that many of these elements require regular maintenance to be undertaken to achieve the durability requirement.

7/11/05
10050412

Issued by:



DOUG NAYLOR

Team Leader: Building Consents
Regulatory Services Auckland City Environments

Signed:

6.5. AUG 2009

Date Granted:

NOTE: You are advised that this Building Consent will lapse in 12 months from the date of issue if no work or an inspection has been undertaken. Also the building work proposed in this Building Consent must be completed within two years from the date the Building Consent was granted.

1. EXISTING DRAINAGE AND PLUMBING SYSTEM

Existing drainage and plumbing systems are to be exposed on site and new/altered plumbing and drainage installed to suit.

New and altered work is to comply with the NZBC (E1, G12 & G13). Particular attention is required to ensure pipe grade, gradient, diameter and ventilation of waste and drainage systems comply. Disused pipework is to be capped/sealed at the junction to the live drain.

2. POSITION OF DRAINS

Position and level (or existence) of public or private drains is subject to verification on site by the owner of the land or their agent.

3. DAMAGE TO COUNCIL PROPERTY

The Consent holder is advised that where Council property is damaged (verges, roads, footpaths, vehicle crossings etc), they shall be considered responsible and repair/replacement will be required. Materials are not to be deposited or stored on the footpath or berm (even temporarily).

Responsibilities:

The owner of the property is ultimately responsible for ensuring that the footpath, vehicle crossing and other publicly owned property outside the boundary are maintained in good condition during construction work.

Council, under their statutory responsibilities, need to ensure that public property such as roads and footpaths are maintained in a safe and useable condition.

Failure to maintain the public property during construction may necessitate Council to undertake remedial action. In certain instances, this may need to be initiated immediately if the situation is dangerous for the public. At other times, the property owner will be advised and requested to effect remedial

work within 24 hours. The request or action required will depend entirely on the nature of the damage.

It is recommended that you document any damaged areas prior to starting construction work. This can be accomplished by taking a series of photographs. The information can be used to substantiate/attribute costs for future remedial work.

4. CONSTRUCTION ON BOUNDARY

No excavation for building/drainage is to extend over the legal boundary. This consent does not give authority to enter any neighbouring property.

5. CONSTRUCTION/DEMOLITION NOISE (RESIDENTIAL ZONES)

Recommended upper limits for construction noise received in residential zones.

Time of Week	Time period	Duration of work		
		Typical duration (dBA)	Short-term duration (dBA)	Long-term duration (dBA)
		L_{eq} L_{max}	L_{eq} L_{max}	L_{eq} L_{max}
Weekdays	0630-0730	60 75	65 75	55 75
	0730-1800	75 90	80 95	70 85
	1800-2000	70 85	75 90	65 80
	2000-0630	45 75	45 75	45 75
Saturdays	0630-0730	45 75	45 75	45 75
	0730-1800	75 90	80 95	70 85
	1800-2000	45 75	45 75	45 75
	2000-0630	45 75	45 75	45 75
Sundays and Public Holidays	0630-0730	45 75	45 75	45 75
	0730-1800	55 85	55 85	55 85
	1800-2000	45 75	45 75	45 75
	2000-0630	45 75	45 75	45 75

Compliance with these levels shall be determined in accordance with NZS 6803:1999.

It is recommended that no works be undertaken on site in a residential zone prior to 7.30am Monday to Saturday, with no work at all on Sundays or Public Holidays. For further information please contact an Environmental Health Officer at Auckland City on 379 2020.

6. SURFACE WATER CONTROL NZBC E1

All "building" work (including siteworks) must be constructed in a way that protects other property from damage by surface water. Damage includes discharge of water onto other land, drains and watercourses etc. (which ultimately discharges onto other land).

Surface water, which is collected or concentrated by building or site work, shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property.

7. REMOVAL OR DEMOLITION OF BUILDING

Prior to the commencement of any demolition/removal work, all services, water, electricity, gas, sewer, stormwater, etc. shall be disconnected.

Electricity and gas disconnections shall be to the satisfaction of the appropriate energy authority.

Disconnect sanitary and stormwater drains at connection with main drain, or just inside boundary, whichever applies, and blank off.

Supply to Auckland City Environments 2 copies of an As-Built Plan of blanked off drain positions with distances from relevant boundaries.

Disconnect water supply at meter or stop valve and indicate its position on the As Built Plan.

Provide confirmation to Auckland City Environments from the relevant authorities that the power and gas has been disconnected and made safe.

All demolished materials and rubble to be removed from site prior to issue of Code Compliance Certificate.

8. PUBLIC SAFETY

Maximum consideration must be given to public safety at all times.

- **No work is to proceed until all public safety measures are in place.**
- **All work is to be carried out within the site boundaries.**
- **No materials are to be stored on the footpath – even temporarily, and no construction work undertaken on or over the footpath without prior**

approval of the Council.

Signs are to be provided to warn the public of dangers. Please contact Auckland City Environments to obtain additional approvals that may be necessary for work on or over the footpath or roadway, or if you have any additional queries telephone on (09) 3792020.

**BOUNDARY**
CONSTRUCTION LIMITED

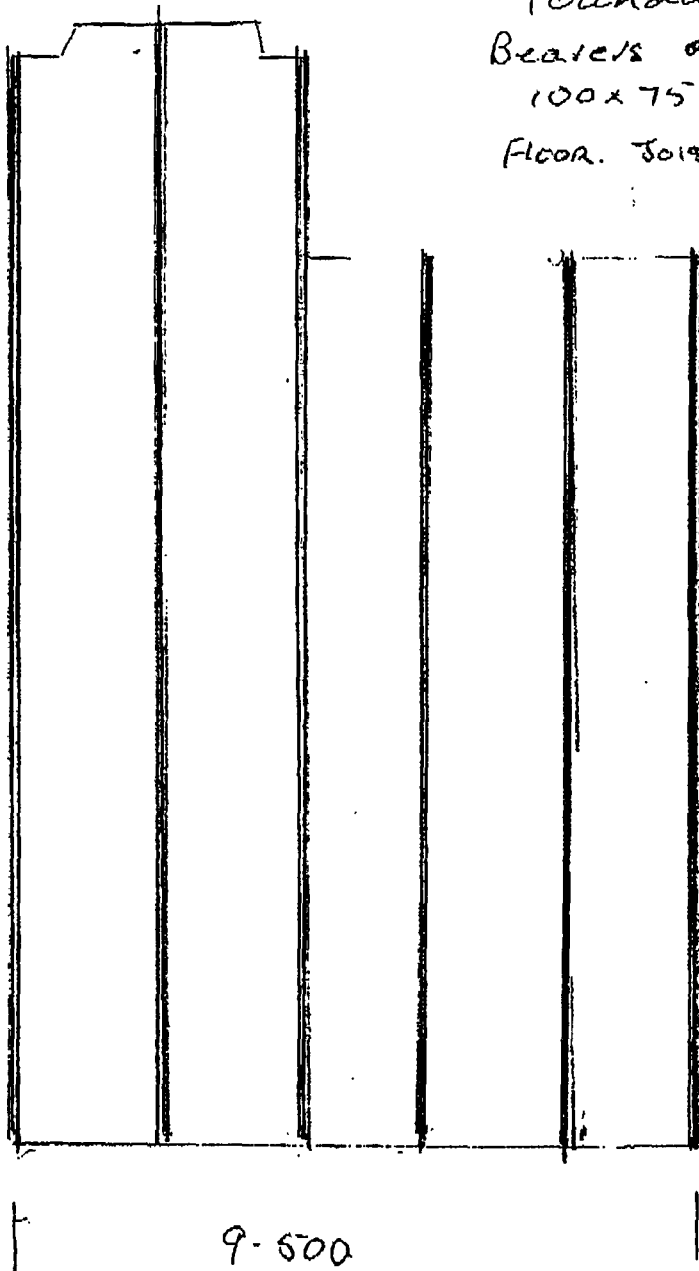
83 Boundary Road,
Papakura
PO Box 272 1233
Papakura
Phone: (09) 298 4037
Fax: (09) 298 2760
Email: boundaryconstruction@ihug.co.nz

~~TO: [unclear] [unclear] [unclear] [unclear]~~

Lant Harris.

Foundation Plan.

Beavers at approx 1850 - 1900 ϕ
100 x 75 on flat. - piles at 1200 ϕ .
Floor Joists 150 x 50 at 550 ϕ .



FIN 123

0030412



Old Taupo Road

DRAINLAYER
Tony Goodrick
No. 01313

Lot 10
DP 5265

building 1.0 m clear
of boundary

Peg

5.80

37.07 Bdy

26.48 Bdy

Proposed building

Legal Road

kerb & channel

existing concrete driveway

proposed cobbles

kerb & channel

concrete footpath

Lead plug in concrete

EXISTING DRIVEWAY

proposed cobbles

existing building

4 # carpark

Lot 2
DPS85897

37.07 Bdy

Lot 21
DP 5265

Peg

Lot 20
DP 5265

Total Area 981m²
Proposed building 121m²
Proposed house is 24%
of 1/2 total Lot 11 area
JML

PIM / BC

This plan has been prepared in accordance with an Agreement for the Provision of Professional Services. This plan should not be relied upon for any other purpose without reference to and approval from Canmap Hawley Ltd.



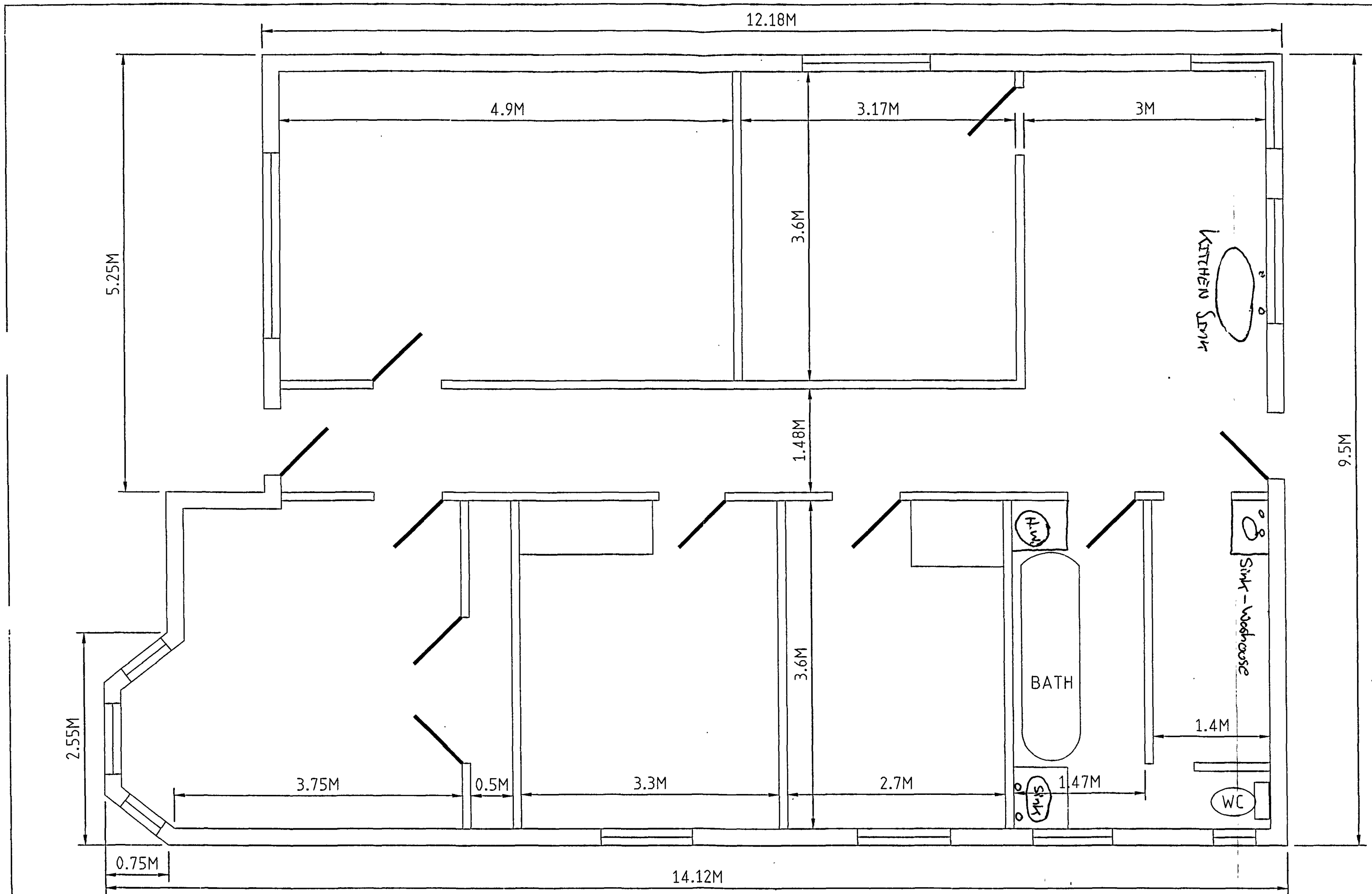
ROFORZZA
PO Box 226
Ph 07-347-5422
Fax 07-347-5652

Prepared for
Talk Mortgages Ltd

PRINTED:	JD 10/08/05
APPROVED:	PA

Proposed building on
Lot 11 DP5265

ARCHIVE:
REFERENCE No:
6345-1
SHEET 1 OF 1 SHEETS
ORIGINAL SCALE (A4): 1 : 250



REVISED Plan - Revising 5/9/15.

REV.	BY	DATE	APPD.	DRAWN	GWR	FLOOR PLAN (120M3) 3 BEDROOM HOUSE FOR RELOCATION TO 177 OLD TAUPU ROAD - ROTORUA		NEXT SHEET --		SHT.	REV.
				DATE	AUG 2005					1	-

PIMA / EC
#0050412

Ref: Lant Harris

Date of Inspection: 29th July 2005

To whom it may concern;

**INDEPENDENT BUILDING INSPECTION /
STRUCTURAL REPORT
12 Essex Street, Mt Eden, Auckland**

After our recent inspection of the above-mentioned property we submit our report and findings and confirm the following.

1.0

SITUATION

The subject property is a 1900's dwelling, which is to be transported to another site under the jurisdiction of the local Territorial Authority (Rotorua District Council).

The following noteworthy observations are as follows.

**PIM / DC
12 0030412**

Property Solutions
Group Limited

29F Cartwright Rd
PO Box 20586
Glen Eden
Auckland
New Zealand

Freephone:
0800 00 73 76

Fax: (09) 836 5796

Email:
info@propertysolutions.co.nz

Web:
www.propertyolutions.co.nz

- Property Inspections
- Safe & Sanitary Inspections
- Final Sign-Offs
- Reports to Council
- Land Information Search
- Structural Reports
- Engineers Reports
- Draughting
- Painting/Waterproofing
- Property Maintenance
- Roof Services

2.0

SUBFLOOR

Bearers are supporting 150x50 floor joists, which are well fixed. Borer was noted to the subfloor and flooring and will require fumigation. Check with Rotorua District Council as to the type required for compliance.

2.1

Floor Timber – Upper Levels

Floors appeared to be tongue and groove supported on timber floor joists. The tongue and groove appeared secure generally but it was noted that the change of direction to the lean-to subfloor might require straightening prior to transporting as this might only be attached with skew nailing. A normal amount of borer was noted to the floorboards and subfloor.

2.2

Subfloor Summary

Generally the subfloor appeared to be in average condition.

3.0

CLADDING & JOINERY

3.1

Weatherboards

Timber weatherboards have been fitted and appeared level and well fixed. Rot was noted to an area of the lower boards. Cupping was noted to boards. Loose nails were not sighted and joint soakers were generally in position with some missing. Boxed corners are average.

3.2

Joinery

Timber joinery is fitted and comprises both fixed and open sashes. Stays, hinging and hardware are in average to poor working condition and will require maintenance to ease operation.

Internal timber jamb liners appeared average, however signs of moisture ingress were noted to some sashes and frames. Putties are average to poor and will require attention in places. Unions to the cladding are well sealed. Head flashings are fitted in accordance with trade practice. Some cracking was evident to the glazing. Scribes and facings are fitted in accordance with trade practice.

3.3

Rot

Rot was noted to the following areas:

- windows to bedrooms one, two and four, toilet, laundry, dining
- base boards and lower boards

4.0

ROOFING

4.1

Type of roofing material

Corrugated long run iron, galvanised (painted), fixed with lead head and twist shank nails to purlins and set on a gable and hip and valley style of configuration.

A brick chimney is fitted and is to be removed.

Roofing generally is well fitted. Some nails have silicone seal and the lean-to roof will require replacing. The paint coat appeared to be in good condition.

4.2

Ceiling Cavity

Access to the cavity is located in bedroom four and the back entrance. The support system consisted of 100x50 timber rafters at 900mm centres, well fixed and secure. A typical villa with self-support rafters, enabled by the steep pitch roof. Building paper is not fitted under the roofing. Purlins are attached for roofing installation at approximately 800mm centres, being 75x50. No visible signs of moisture ingress were noted.

The support system was generally sound with very little borer sighted. It appears that some purlins had been removed when the roof was replaced, 1960 circa approximately.

4.3

Insulation

No insulation has been fitted to the ceiling space. This may be required by the local Territorial Authority to comply with a Second Hand Building Consent (check with Rotorua District Council).

5.0

SPOUTING

Spouting fitted is painted galvanised iron and requires maintenance as leaking at joints, surface rust and holes were noted. It is recommended that the spouting be replaced.

6.0

ELECTRICAL

A Parker low-pressure 135-litre hot water system is fitted, which was manufactured in 1950. Leaking was not noted but due to the age of the cylinder it is suggested that a new mains-pressure cylinder be fitted when the dwelling is resited.

A standard fuse board is fitted and consists of Mains, Hot Water, Range, Power, and Lighting. Wire type used consists of plastic, having been rewired.

Generally the electrical system appeared to be in sound working condition. However attention from a Registered Electrician is required when reconnecting.

7.0

PLUMBING & DRAINAGE

All plumbing and drainage to be carried out and approved by the local Territorial Authority.

8.0

INTERIOR

Internal walls have been relined over the original sarking, with some ceilings dropped and lined with Pinex tiles.

9.0

CONCLUSIONS

Property Solutions are of the opinion that the dwelling situated at the above address could successfully be uplifted and transported to another site. No guarantee can be given as to the overall integrity of the dwelling as Property Solutions were unable to view timber fastenings within the enclosed linings.

Property Solutions offers no guarantee that the Territorial Authority for the area into which the resiting is to take place will accept the dwelling. It is suggested that all Building Consents should be applied for to the Rotorua District Council and uplifted prior to the contract to re-site being carried out.

Note: All estimated prices are exclusive of GST.

Limitations of This Report

This report has been prepared on the basis of a visual inspection of the building work using normal readily available access and without testing of components for the assessment of the overall structural condition of the building work and associated items, and without recourse to the construction drawings. It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in the brief. No warranty can be given as to other defects not apparent to visual inspection at the time i.e. inside linings or cavities. Please note that we do not remove or uplift any fixtures i.e. panels or carpets.

The conclusions and recommendations given do not necessarily mean that the items of building work will meet the requirements of the current building code. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such party's sole risk.

We trust this information is sufficient for your requirements but should you have any query regarding this report, or should there be any matter arising, feel free to contact the writer.

Yours faithfully

PROPERTY SOLUTIONS INSPECTIONS (NZ) LTD

RALPH POWER (BOINZ NZTC)

BUILDING INSPECTOR/ CONSULTANT

Limitations Note:

- 1) Prices given for remedial work on faulty items are to serve as a guide only and it is recommended that quotations be obtained from suitably qualified trades persons for the areas identified. If required we are able to recommend approved contractors for the described works. Although these costings may be used in negotiations with vendors we do not accept responsibility for variation in prices received by contractors tendering for the work.
- 2) The inspection is restricted to areas that have available access and will not include the removal of wall linings, building paper or insulation or any other covering or lining material. It cannot include CONCEALED plumbing, piping or drainage and electrical items. Flintcoat waterproofing or underground sealants commonly used in basement developments and associated drainage below ground level cannot be accurately assessed.
- 3) If ready access was not possible into ceiling or subfloor areas, they will be identified and excluded from the report.
- 4) This report does not provide any guarantee whatsoever that items surveyed i.e. structures, services, fittings fixed or otherwise will not fail at some later date and information herein pertains strictly to observations on the day of inspection and accessibility.
- 5) This report does not purport to certify the soil stability or conditions of underground services including underground protective coatings are not able to be included. It assumes compliance in all aspects with Territorial Authority Ordinances/ the Building Act 1991, and does not certify that all building improvements lie within title boundaries. Furthermore this report assumes that a Territorial Authority Land Information Memorandum/ Project Information Memorandum would not reveal any non-complying features and/ or requisitions.
- 6) The positioning of the building or improvements in relation to the site boundaries are excluded but can be checked upon request.
- 7) Electrical and plumbing to pools and spas not included in report suggest independent professional advice.

NOTE: We suggest that purchasers use our LIS service (Land Information Search), which is a Council LIM alternative. This service includes a FILE and record search including a site visit. A comparison between the Council File and the actual site will reveal any unauthorized works or issues requiring resolution. It will provide all other information about the property normally expected through a LIM with the added advantage of being available within two working days.

Certificate No: 1377

A.P.E.

Acute Pest Extermination Ltd

P.O. Box 60216

Titirangi

Phone 8176971

Mobile 0274966213

Member of the Pest Management Assn. of NZ Inc.

This is to certify that the house being moved from 12 Essex Road, Mt Eden, has had all the subfloor timbers, floodsprayed with 5g/litre Permethrin Borer fluid for woodboring insects by the above company and is guaranteed for 5 years from 2nd August 2005.



Barry Sharp

Managing Director

Registered Pest Control Technician No 904



Old Taupo Road

WARNING

THIS BUILDING CONSENT IS ISSUED
BUT IT IS AN OFFENCE TO
COMMENCE BUILDING UNTIL ALL
NECESSARY APPROVALS
HAVE BEEN OBTAINED.

**NB: FAILURE TO COMPLY WITH THIS
DIRECTION PURSUANT TO SECTION
40 (2) OF THE BUILDING ACT 2004
MAY UPON SUMMARY CONVICTION,
MAKE YOU LIABLE FOR A MAXIMUM
FINE OF UP TO \$100,000 AND
\$10,000 FOR EVERY DAY THE
OFFENCE CONTINUES.**

building 1.0 m clear
of boundary

Peg

5.80

Legal Road

concrete footpath

kerb & channel

existing
concrete
driveway

26.48 Bdy

Proposed
building

proposed
cobble

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE
BUILDING ACT 2004

DATE: 30.8.05 P.M. No: 30411

OFFICER: [Signature]

Lead plug
in concrete

proposed
cobble

4 # carpark

26.48 Bdy

Lot 2
DPS85897

37.07 Bdy

Peg

Lot 20
DP 5265

THIS IS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING
ACT 2004 BEING FULLY COMPLIED
WITH
DATE: 8.9.05 CONSENT No: 30412
OFFICER: [Signature]

Total Area 981m²
Proposed building 121m².
Proposed house is 24%
of 1/2 total Lot 11 area
full

This plan has been prepared in accordance
with an Agreement for the Provision of
Professional Services. This plan should not
be relied upon for any other purpose
without reference to and approval from
Canmap Hawley Ltd.



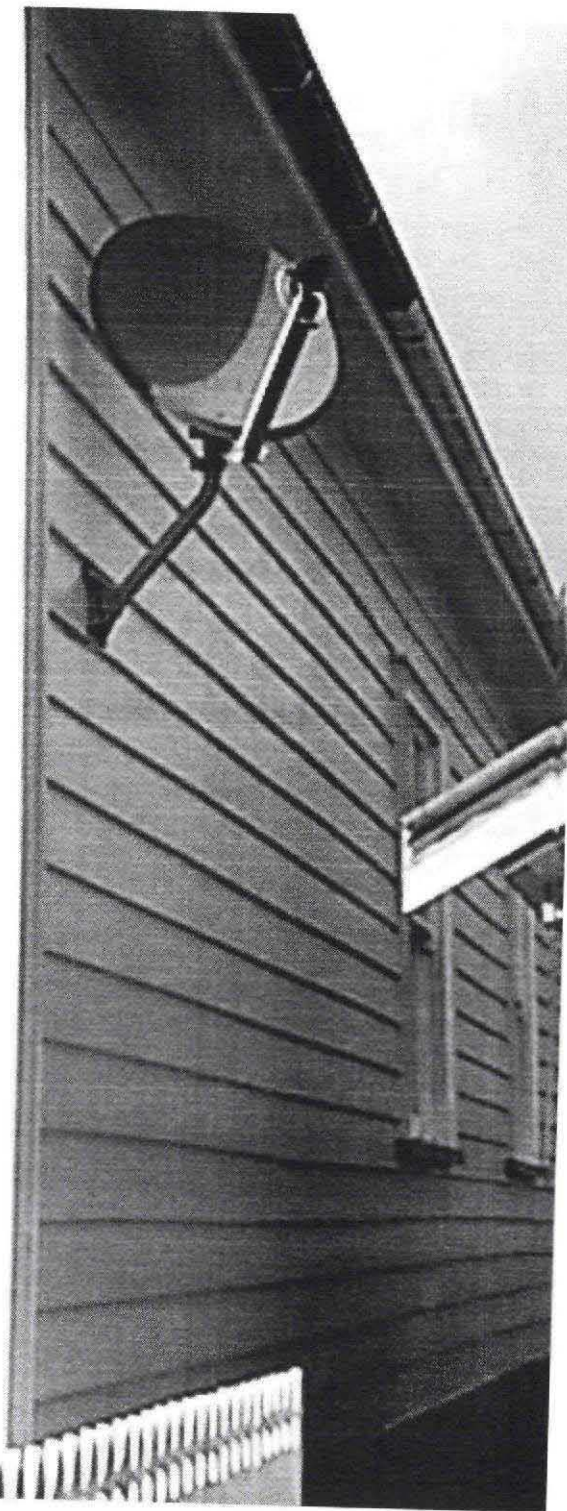
ROTORUA
PO Box 298
PH 07-347-9482
Fax 07-347-9483

Prepared for
Talk Mortgages Ltd

Proposed building on
Lot 11 DP5265

ARCHIVE:
REFERENCE No:
6345-1
SHEET 1 of 1 SHEETS
ORIGINAL
SCALE (A4): 1 : 250

PRINTED: JD 10/08/05
APPROVED: PA



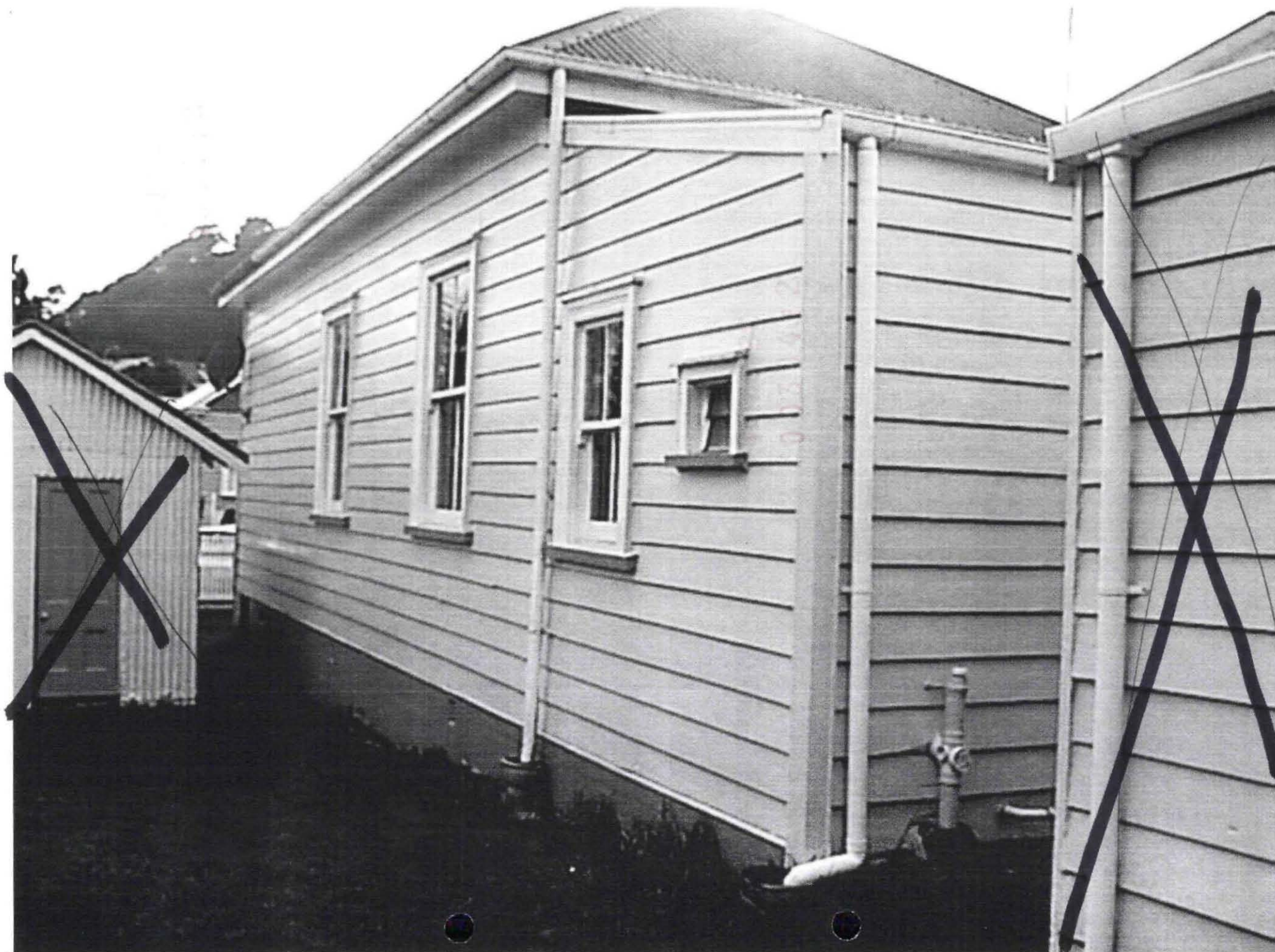
Front / this side to Road



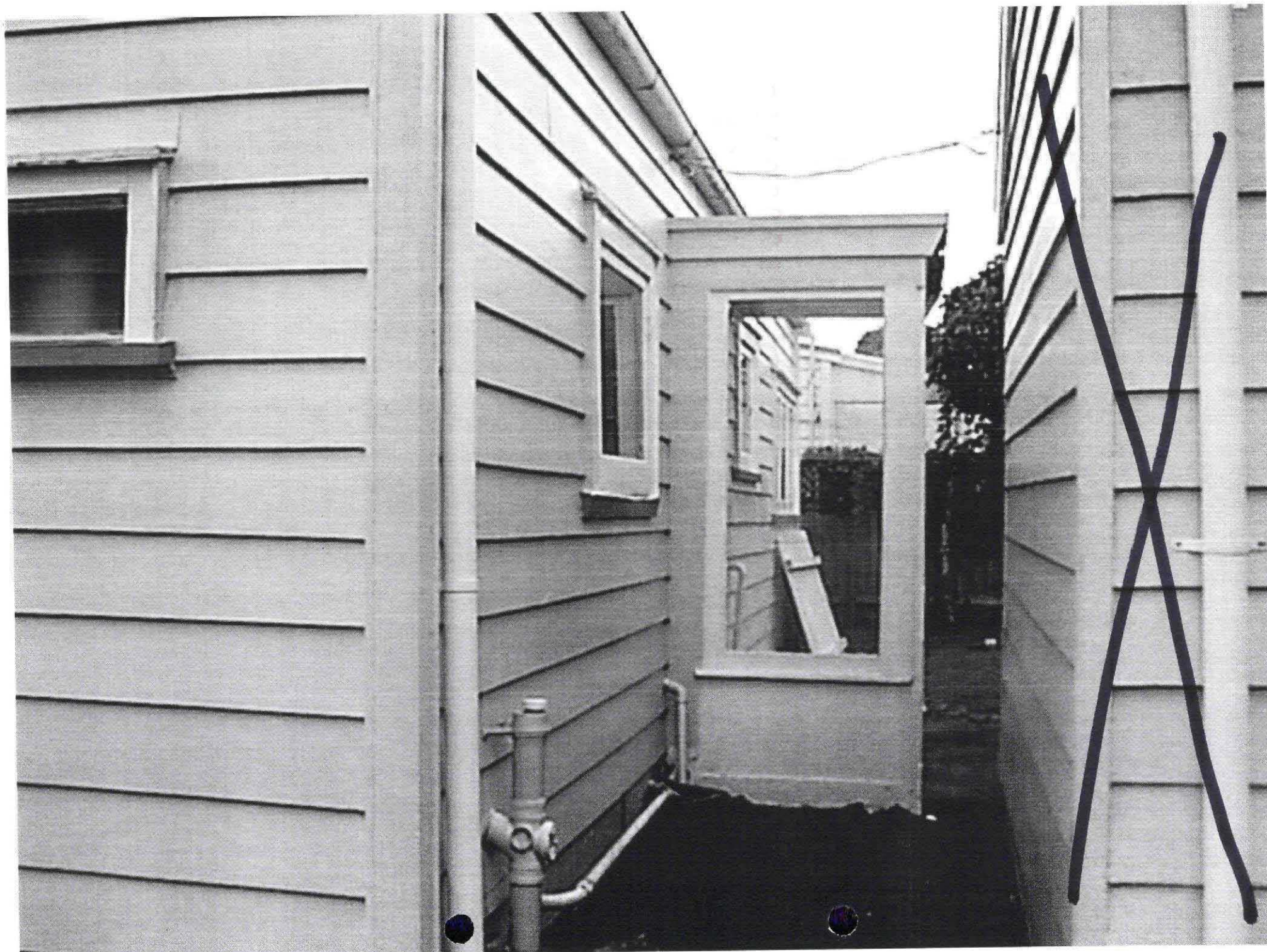
Front / this side to Road



Front / this side to Road

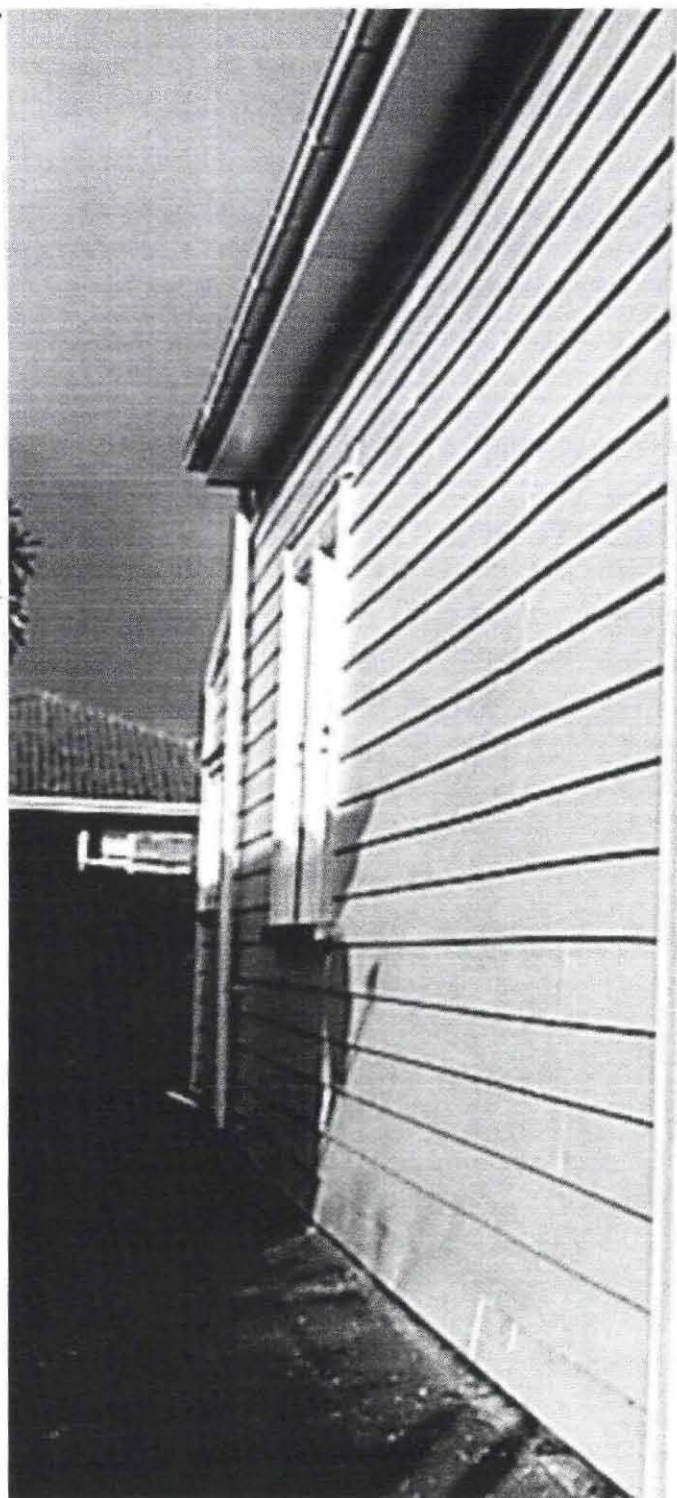


Side elevation / this side to boundary

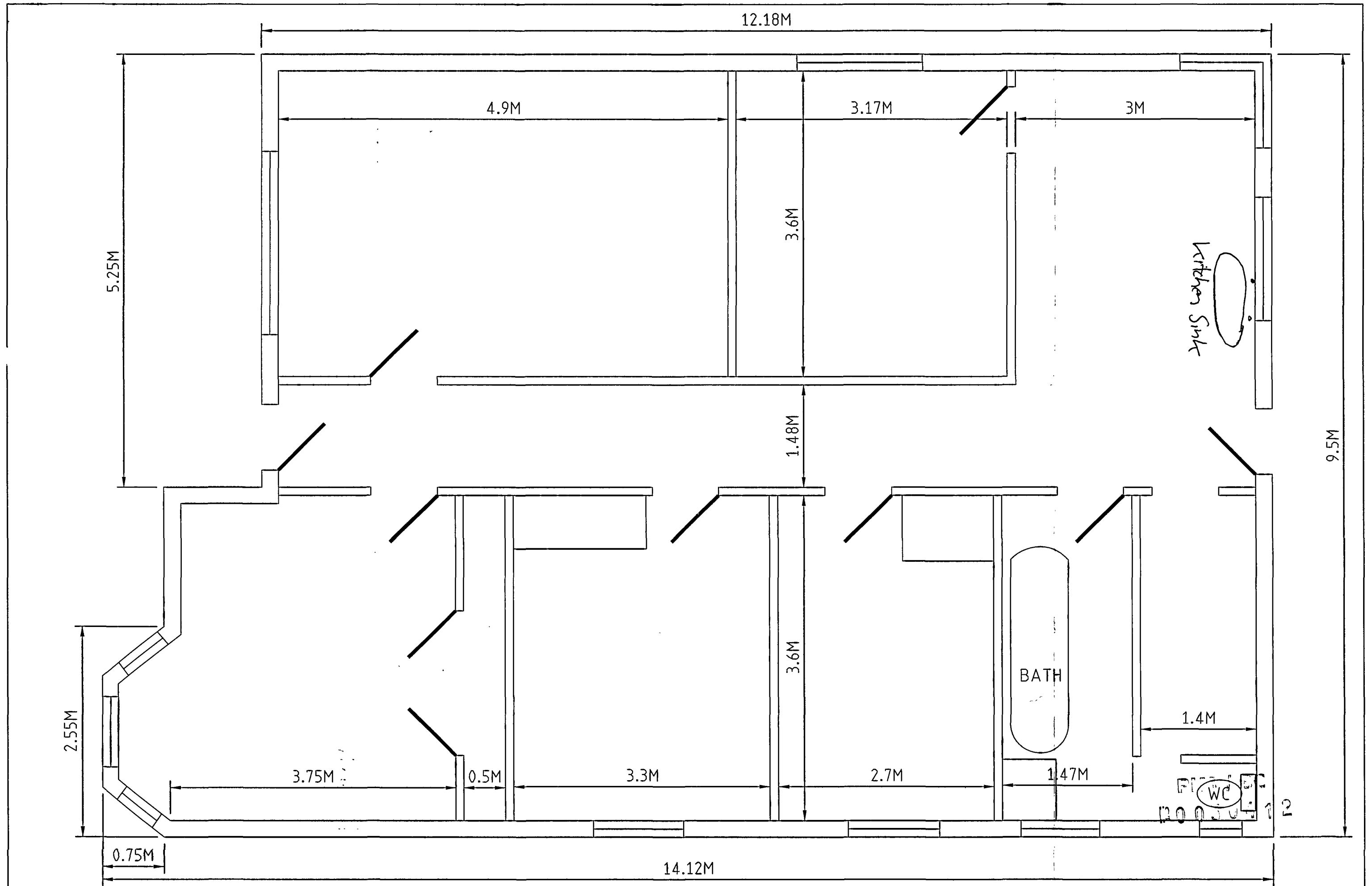


Rear of house

Side -
this side
to face
South



Front / this side to Road ↗

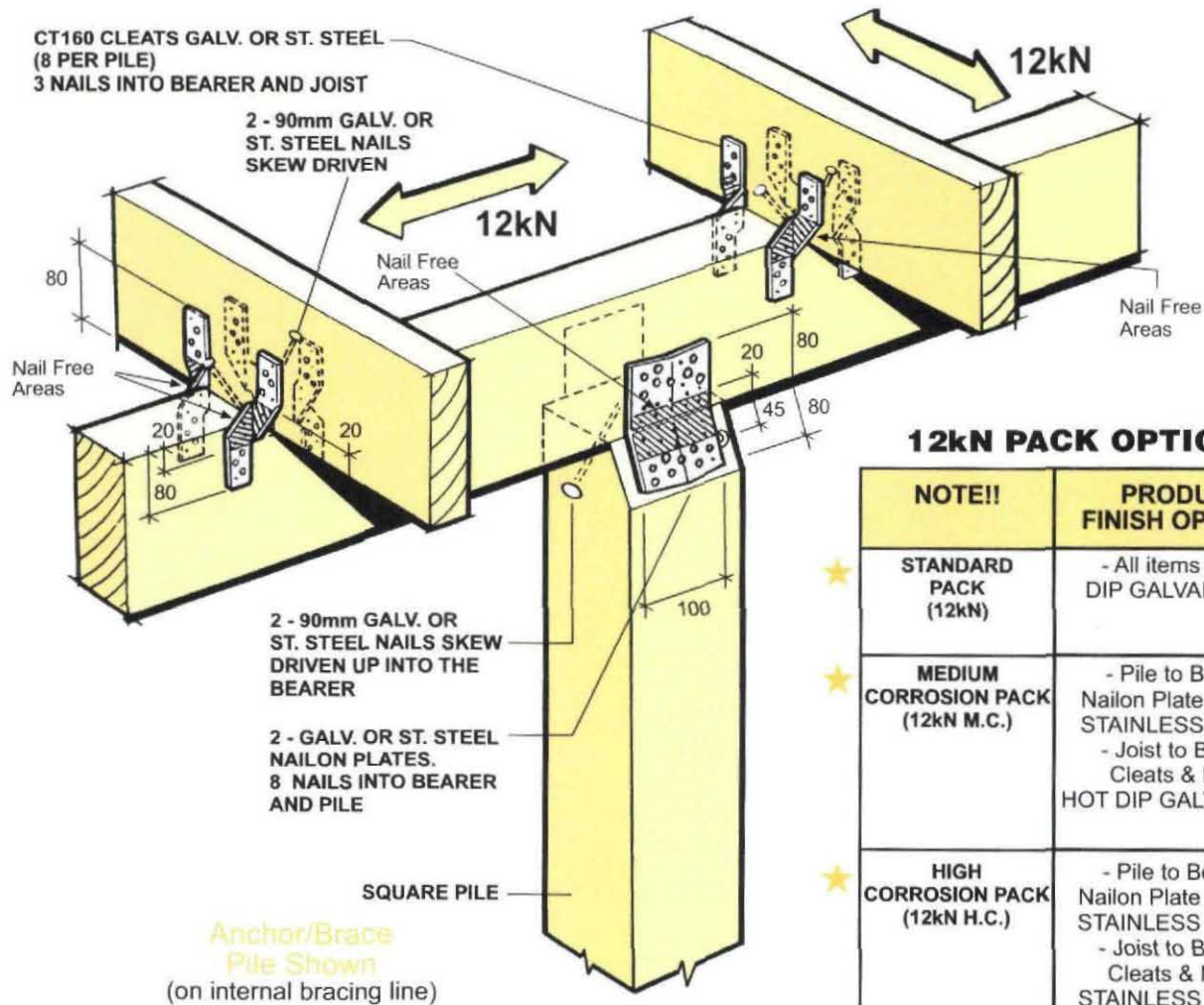


				DRAWN	GWR	FLOOR PLAN (120M3) 3 BEDROOM HOUSE FOR RELOCATION TO 177 OLD TAUPU ROAD - ROTORUA				SHT.	REV.
				DATE	AUG 2005					1	—
REV.	BY	DATE		APPD.				NEXT SHEET --			

12kN PILE FIXING

For Braced Piles or Anchor Piles

- ★ The 12kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS3604: 1999
- ★ NZS3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Reference 7.1.2
- ★ Suitable for bearers and joists up to 150mm deep. Maximum joist depth to width ratio 3:1 and maximum bearer depth to width ratio 1.5:1



12kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
★ STANDARD PACK (12kN)	- All items HOT DIP GALVANISED
★ MEDIUM CORROSION PACK (12kN M.C.)	- Pile to Bearer Nailon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
★ HIGH CORROSION PACK (12kN H.C.)	- Pile to Bearer Nailon Plate & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

★ See Over For Corrosion Table.

Available from leading Builders Supply Merchants
throughout New Zealand



LUMBERLOK®



MiTek New Zealand Ltd.

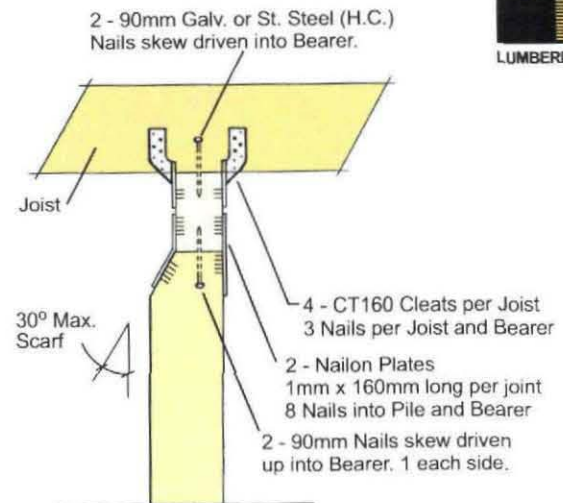
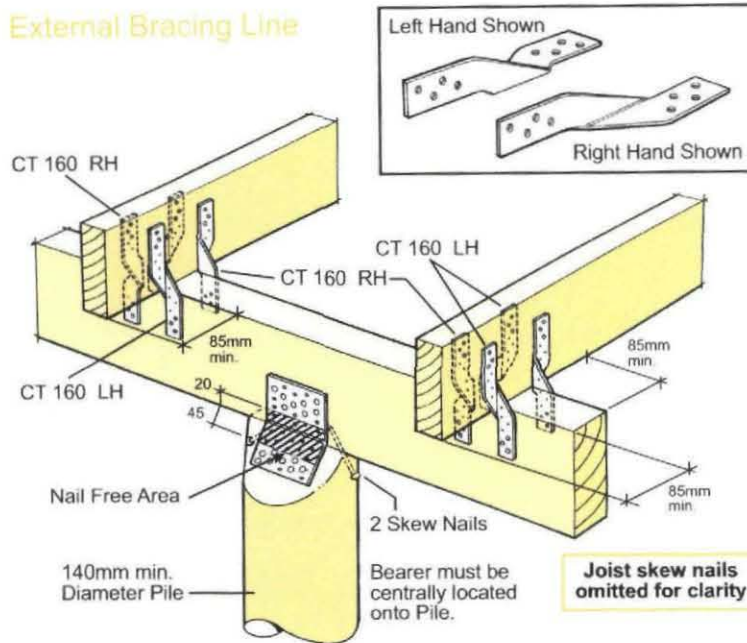
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100

CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

www.mitek.nz.co.nz

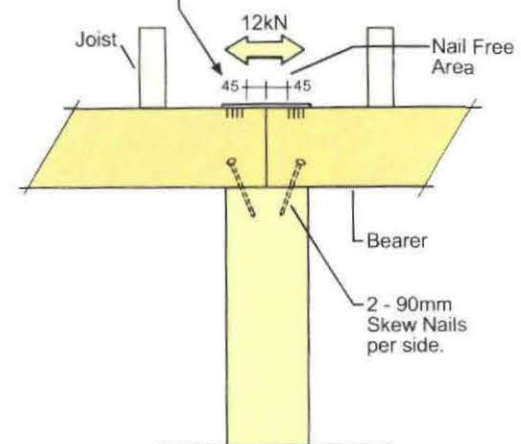
HOME OF GANG-NAIL® BUILDING SYSTEMS

External Bracing Line



Square Pile

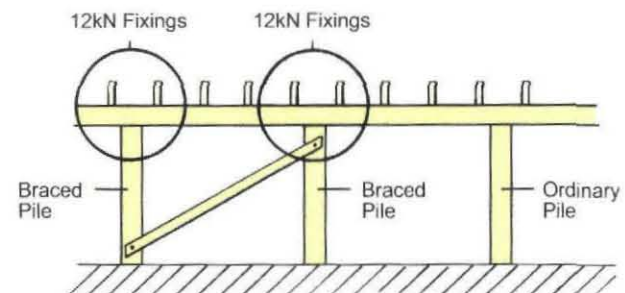
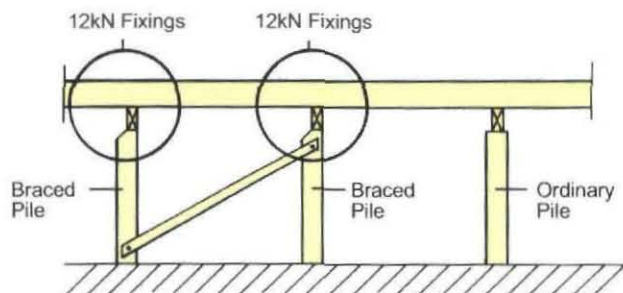
Nailon Plate 1mm x 160mm long (ex 12kN Pack)
8 Nails per end. No Nails within 18mm of timber edge



12kN Bearer Splice

Reference 6.12.7.2
NZS3604: 1999

CORROSION HAZARD USE TABLE	
Standard Pack (12kN Std) - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 600mm above ground	All items hot dip galvanised.
Medium Corrosion Pack (12kN MC) - Outside geothermal areas - Greater than 500m from sea - Pile tops no less than 150mm above ground	Pile to Bearer fixings Stainless Steel (304). Joist to Bearer fixings hot dip galvanised.
High Corrosion Pack (12kN HC) - Coastal areas - Pile tops no less than 150mm above ground	All items Stainless Steel (304).
In Coastal Zones Only: - All above connections must be covered with a thick layer (at least 2mm) of grease after installation or alternatively a layer of DPM.	



Sample Subfloor Elevations

12kN Fixing - Pile to Bearer
- Joists to Bearer

12kN Joint Fixing Schedule

PILE TO BEARER	- Nailon Plate (2 per joint) 1mm x 100mm x 160mm long - 8 Nails per Plate into Pile - 8 Nails per Plate into Bearer - 2 Skew Nails 90mm (1 per face)
JOIST TO BEARER	- CT160 Cleats (4 per Joist) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 Skew Nails 90mm (1 per side)
NAILS	- 80 x 45mm x 3.55 dia. Spiral Nails - 2 x 90mm x 4 dia. St. Steel Nails (M.C. Pack only) - 6 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

12kN Pile Set Contents

(packed 4 sets per carton) 2 x Nailon Plates 160mm long 8 x CT160 Cleats 80 x 45mm x 3.55 dia. Spiral Nails 90mm x 4 dia. St. Steel Angular Groove 2 - M.C. Pack 6 - H.C. Pack	Each set represents 1 x 12kN Pile Fixing
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Refer front page
for Product
Finish Options

90mm Galvanised Nails
not included.

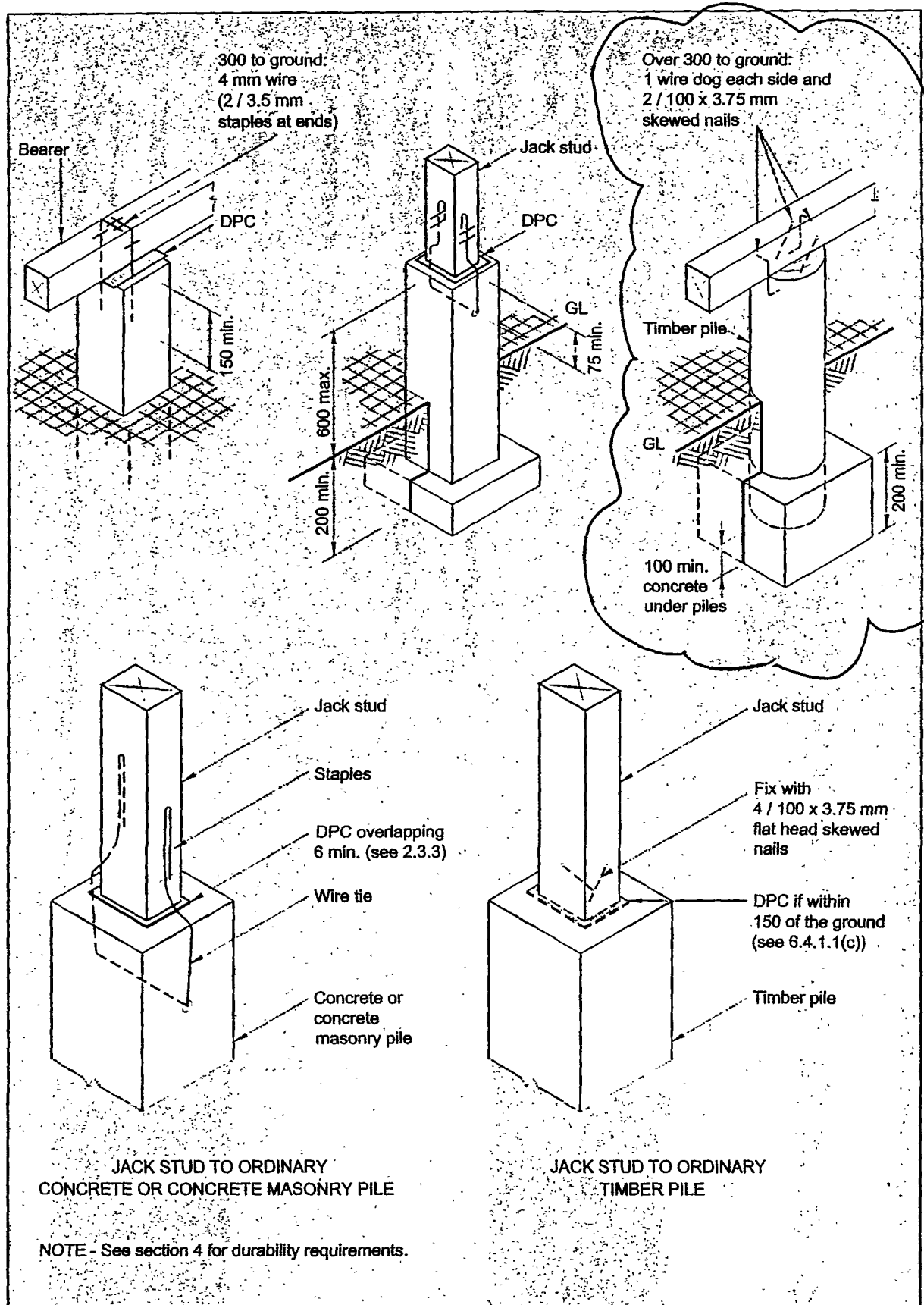


Figure 6.3 – Fixing of bearers and jack studs to ordinary piles (see 6.5.2)



SCALE 1:50

EXISTING 450x50 FLOOR
JOISTS @ 550 NOM. CRS.
NOT SHOWN FOR CLARITY

LUMBERLOK OR SIMILAR
12KN ANCHOR PILE
HIGH CORROSION PACK
FITTED AS PER
INSTRUCTIONS

NOTE:
ANCHOR PILES SHOWN AS -
AP

- 1: ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SHOWN.
- 2: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.
- 3: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
- 4: ALL FOOTINGS, FRAMING AND FIXING TO COMPLY WITH NZS 3604:1999
- 5: CONTRACTORS TO CONFIRM LOCATION OF UNDERGROUND SERVICES BEFORE COMMENSING WORKS.
6. ALL TRADESMEN ARE TO USE GOOD BUILDING PRACTICES WHEN WORKING ON THIS SITE.

REV 1 - ISSUED FOR CONSTRUCTION

**Mechanical
Architectural
Civil
Electrical/Instrument
DESIGN Ltd**



Mobile: 0274 808 780
Phone/Fax: 07 886 4652
Address: 74 Manfield Street TOKOROA

original size A3

Drawn: G.R.Gawn

AUG 2005

Scale: AS SHOWN

Mr. & Mrs. L. HARRIS
24 EXLTER PLACE
ROTORUA

LOT 11 DPS 5265
OLD TAUPO ROAD
PROPOSED BUILDING

FOOTINGS DETAILS

Job No.5058

SHT.	REV.
------	------

OF 1 1