



32095

BUILDING SERVICES – BUILDING CONSENT

32096

APPLICATION NO:

32096

VALUATION NO:

06570/313.00

OWNER:

Talk Mortgages Ltd

PROPERTY NO:

T09611

PROJECT LOCATION:

177 Old Taupo Rd

DESCRIPTION OF WORK:

Add verandahs to both dwellings

CHECK APPLICATION - BUILDING OFFICER: J

DATE RECEIVED:

9.11.05

DUE DATE:

7.12.05

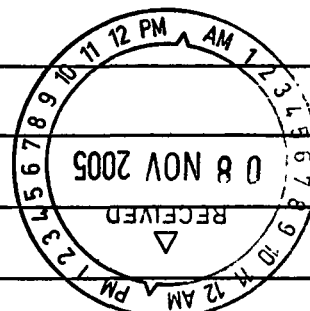
DATE SUSPENDED:

Ltr 1.12.05

DATE ISSUED:

13.12.05

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration			40	CM	9.11.05
Building	Diff	24/11/05	20	Ch	13-12-05
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					



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

[illegible]

FREE TEXT:

[Faint handwritten text at the top of the page]

32096

792/124

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 32095 VALUATION NO: 06570/313.00
 OWNER: Talk Mortgages Ltd PROPERTY NO: P09611
 PROJECT LOCATION: 177 Old Taupo Rd
 DESCRIPTION OF WORK: Add verandahs to both dwellings
 CHECK APPLICATION - BUILDING OFFICER: ✓

DATE RECEIVED: 9.11.05	DUE DATE: 7.12.05
DATE SUSPENDED:	DATE ISSUED: 1.12.05

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Administration	Am	30	8/11 - 3pm	9.11.05
Hazard				
Graphic Solutions	Ac	15	10/11	11/11/05
Planning Res B	vac	10		15/11/05
Resource Engineers	BIC	5		22.11.05
Pollution Control				
Geothermal				
Hazardous Substances				
Environmental Health				
Recreation and Community				
Building				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED STAMP
\$137-	7.11.05	R30799	

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:

314(f) The storm water from the new verandahs shall be
disposed of on site by way of council approved
soak holes.

P09611



Code Compliance Certificate: 32096
Section 95, Building Act 2004

Issued: 24 Oct 06

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

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:

- ADD VERANDAHS TO BOTH DWELLINGS

The Owner

Name of owner: TALK MORTGAGES LTD
Contact Person: TALK MORTGAGES LTD
Mailing Address: ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

*24 Exeter Pl
Rotorua*

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: 32096

Issued by: ROTORUA DISTRICT COUNCIL

Code Compliance

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

(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 ADMINISTRATIONS
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: 32096

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]:

TACK MONTGAGES†Contact person: LANT HARRISMailing address: 24 EXETER R - ROTORUAStreet address/registered office: As AbovePhone number: Landline: 020927 Mobile: 0276364311Daytime: 4 After hours: 4Facsimile number: N/AEmail 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]:

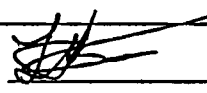
JAMIE KLINAC - 12 KENSLEY TC - ROTORUA - 073489893
LANT HARRIS - 24 EXETER PL - ROTORUA 073439927

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]:

177 OLD TAPO RD - OWNER

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

Name of person signing: LANT HARRIS

Date: 16-10-06

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:

32096

Date Consent Issued:

13/12/05

OWNER: <u>Talk Mortgages Ltd</u> Phone: <u>3490144</u>	BUILDER: <u>J Kline</u> Phone: <u>0272581932</u>
SITE: <u>177 Old Toupo Rd</u>	PLUMBER: Phone:
VALUATION NO: <u>06570/313.00</u> FILE NO: <u>P09611</u>	DRAINLAYER: Phone:
LEGAL DESCRIPTION: Lot/Sec: <u>11</u> DPS/Blk: <u>5265</u>	

DESCRIPTION OF PROPOSED WORK:

Add verandahs to both dwellings

DATE	INSPECTION REPORTS	TIME
2/3/06	Site information of boundaries not affected. Pooling pile holes Medium bear - 300 x 330 x 330 ok to continue	
20/10/06	FINAL Bolts in verandah deck and roof beam as consent plan rafter and purlin fixed ok. Flashing to existing wall on. DP to soakage	
	Ok to issue CCC	
	Return bond.	
	CODE COMPLIANCE CERTIFICATE SIGN: <u>[Signature]</u> DATE: <u>24/10/06</u>	
24/10/06	CCC issued Star Date No / 2	

[illegible]

Project Information Memorandum No:32095

Section 34, Building Act 2004

Received:09Nov05

Issued:01Dec05

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

TALK MORTGAGES LTD
ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

TALK MORTGAGES LTD
ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

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

PROJECT IS FOR: Additions & Alterations
INTENDED USE(S): ADD VERANDAHS TO BOTH DWELLINGS
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$10,000.00
NUMBER OF STAGES: 1

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

PAYMENTS RECEIVED TO DATE:

Receipt number: 30799 Date: 07Nov05 Amount: \$137.00

Project Information Memorandum: 32095
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 - STORMWATER

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

The storm water from the new verandahs shall be disposed of on site by way of Council approved soak holes.

4: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built connection details are attached. (Services Plan).

5: SEWERAGE

The proposed building work is to be sited on land which the Council has identified in its records as having a connection to a Public Sewerage System administered by the Council and As Built connection details are attached (Services Plan).

6: PERFORMANCE STANDARDS

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

7: 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 building work is proposed.

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

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 retrictions, contact your local electricity distributor.

Signed for and on behalf of the Council:

Name: L Tetenburg Position: Administration - Building

Signed: L Tetenburg Date: 01/12/2005

Building Consent No:32096
Section 51, Building Act 2004

Issued:13Dec05

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: ADD VERANDAHS TO BOTH DWELLINGS

The Owner

Name of owner: TALK MORTGAGES LTD
Mailing Address: ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

Contact Person: TALK MORTGAGES LTD
Mailing Address: ATTN: LANT HARRIS
12 KERSWELL TERRACE
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: Additions & Alterations

Intended Use: ADD VERANDAHS TO BOTH DWELLINGS

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.

All foul water and stormwater drainage in ground before backfilling.

2: 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.

3: 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.

4: 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

ADMINISTRATION ASSISTANT
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 13 Dec 2005

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 30408
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]:

TALK MORTGAGES

†Contact person: LANT HARRIS

Mailing address: 24 EXETER PL - ROTORUA

Street address/registered office: 177 OLD TAPO -

Phone number: Landline: 343 927 Mobile: 027 628 4311

Daytime: u After hours: u

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: 10.12.05.

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

LANT HARRIS - 24 Exeter R - ROTORUA - 073689927
JAMES KILNAC - 12 HERSWELL TCE - ROTORUA - 073689892

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]:

177 OLD TAupo RD - ROTORUA - OWNER

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

Name of person signing:

Date: 15.10.06.

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.

Rotorua District Council Services Plan

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



UTA ST

OLD TAUPU RD

PERERIKA ST

water main
wastewater main
stormwater main
water conn
sewer conn

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 11/11/2005.

01 December 2005

Please Quote Building Consent No: 32096

File No: P09611
Doc No: OW-53995

Talk Mortgages Ltd
12 Kerswell Terrace
ROTORUA

Attention: Lant Harris

Dear Sir/Madam

177 OLD TAUPU ROAD

I acknowledge receiving your Building Consent Application dated 9.11.05, to construct verandahs to both dwellings 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

- ✓• Apron flashing to building to be detailed.
- ✓• Connection of deck to dwelling to be detailed – see NZBC E2 details.
- ✓• Stormwater disposal to be detailed.

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

Darrell Holder
Deputy Manager, Building Control

**Building Consent No:32096
Section 51, Building Act 2004**

Issued:13Dec05

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: ADD VERANDAHS TO BOTH DWELLINGS

The Owner

Name of owner: TALK MORTGAGES LTD
Mailing Address: ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

Contact Person: TALK MORTGAGES LTD
Mailing Address: ATTN: LANT HARRIS
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ROTORUA 3201

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

Building Work

The following building work is authorised by this consent:

Project: Additions & Alterations

Intended Use: ADD VERANDAHS TO BOTH DWELLINGS

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.

All foul water and stormwater drainage in ground before backfilling.

2: 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.

3: 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.

4: Standard Statement

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A CODE COMPLIANCE CERTIFICATE MAY NOT BE ISSUED IF ALL FLASHINGS HAVE NOT

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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

ADMINISTRATION ASSISTANT
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 13 Dec 2005

Project Information Memorandum No:32095

Section 34, Building Act 2004

Received:09Nov05

Issued:01Dec05

Rotorua District Council
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Rotorua, New Zealand
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12 KERSWELL TERRACE
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TALK MORTGAGES LTD
ATTN: LANT HARRIS
12 KERSWELL TERRACE
ROTORUA 3201

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

PROJECT IS FOR: Additions & Alterations
INTENDED USE(S): ADD VERANDAHS TO BOTH DWELLINGS
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$10,000.00
NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$137.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 30799 Date: 07Nov05 Amount: \$137.00

Project Information Memorandum: 32095
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 - STORMWATER

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

The storm water from the new verandahs shall be disposed of on site by way of Council approved soak holes.

4: WATER - URBAN SUPPLY

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built connection details are attached. (Services Plan).

5: SEWERAGE

The proposed building work is to be sited on land which the Council has identified in its records as having a connection to a Public Sewerage System administered by the Council and As Built connection details are attached (Services Plan).

6: PERFORMANCE STANDARDS

The activity is permitted subject to compliance with the performance standards and requirements of the Residential B zone.

7: 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 building work is proposed.

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

Project Information Memorandum: 32095
See attached page(s) for any other conditions.

Page : 2

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.

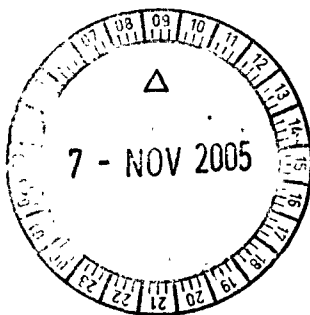
ELECTRICITY

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: L Tetenburg Date: 01/12/2005



PIM / APPLICATION No. 32095/32096
DATE RECEIVED _____
DATE ISSUED _____
SITE FILE No. P 09611

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 Rd

ROTORUA

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. 06570/313.0 Lot No. 11

DPS 5265

Section _____

Block IV

Survey District Hawke's Bay

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: 123 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: 05/12

[insert month year]

THE OWNER

Name of owner:

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

Contact person:

*[insert contact name]*LANT HARNES

Mailing address:

*[insert mailing address]*12 Karswell TCE
ROTORUA

Street address/registered office:

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

Phone numbers:

Landline: 3490144 Daytime: 0276364311Mobile: 0276364311 After Hours: _____Facsimile number: 3490153

Email address: _____

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]*

Contact person:

[insert contact name]

Mailing address:

[insert mailing address]

Street address/registered office:

[insert street address/registered office]

Phone numbers:

Landline: _____ Daytime: _____

Mobile: _____ After Hours: _____

Facsimile number: _____

Email address: _____

Website: _____

[website address if applicable]

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

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

BUILDING CONSENT

The following plans and specifications are attached to this application:

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☒ Plans and specifications *[list]* Pictorials, Site Plan, Footing plans, elevations,
- ☐ Project information memorandum
- ☐ 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: N/A

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: N/A

Energy

Energy source N/A

Cooking: _____

Insulation _____

Connection to or disconnection from:

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

ESTIMATED TOTAL VALUE OF WORK

\$ 19,000.00 gst inclusiveProject floor area _____ m²

FEE PAYABLE

COUNCIL USE ONLY

Consent deposit

Project Information Memorandum \$ ✓ 137.00Building Administration \$ ✓ 268.00

Technical Processing \$ _____

Industry Levy (DBH) \$ _____

Industry Levy (BRANZ) \$ _____

Developmental Contribution Levy \$ _____

Certificate of Title \$ 110.50

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ —Street Damage \$ —

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) \$ _____

Total consent deposit \$ _____

Consent fee balance

Inspections \$ _____

Other(s) \$ _____

Total balance payable \$ _____

Lodgement deposit

\$ 415.50

Date paid

7.11.05

Receipt No.

R30799

Consent fee balance

\$ _____

Date paid

Receipt No.

Please complete

Forward any refunds or further invoices to:

CONSENT CONDITIONS / COMMENTS (COUNCIL USE ONLY).

Handwritten notes and signatures in the consent conditions section:

approved
Ch/iggins
13-12-05

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]

Verandas added to both dwellings

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]

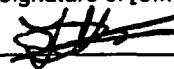
Estimated value of the building work on which the building levy will be calculated (including goods and services tax): \$10,000
[state estimated value as defined in section 7 of the Building Act 2004]

Number of Toilet Pans: _____
(Commercial properties only)

APPLICATION

I request that you issue a ~~†~~[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: 7.11.05.

BUILDING PRACTITIONERS**Builder:**Business/name: Jamie Kline Address: 12 Herswell TrPhone: _____ Mobile: 072581432 After hours: 073489893Facsimile: _____ Registration/qualification: Builder**Designer/Architect:**

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Plumber:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

Drainlayer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____

Facsimile: _____ Registration/qualification: _____

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:



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier SA792/124
Land Registration District South Auckland
Date Issued 13 August 1942

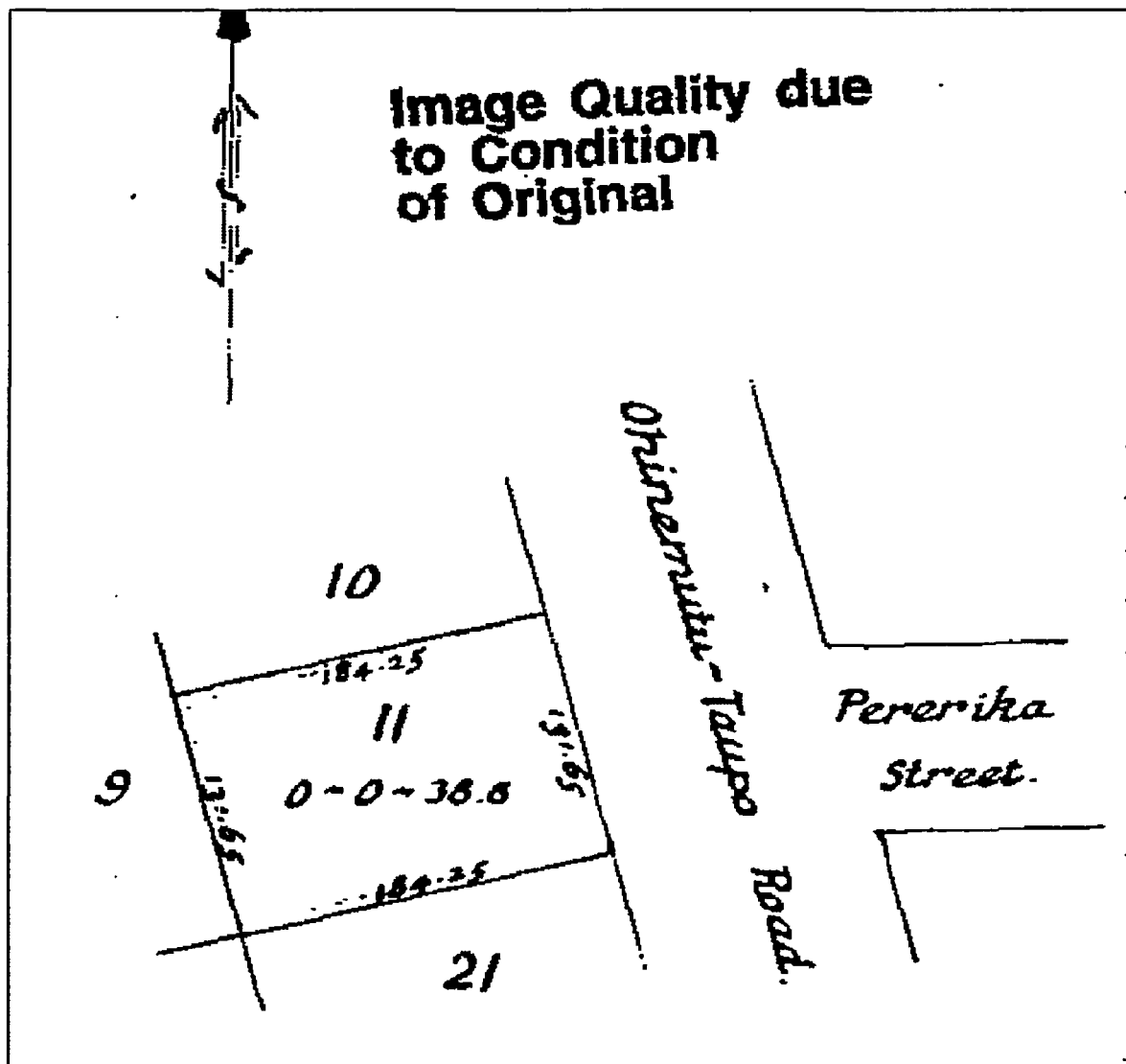
Prior References
SA742/227

Estate Fee Simple
Area 981 square metres more or less
Legal Description Lot 11 Deposited Plan 5265

Proprietors
Talk Mortgages Limited

Interests

Fencing Agreement in Transfer 348618 - 13.8.1942
6558421.2 Mortgage to ANZ National Bank Limited - 2.9.2005 at 9:00 am



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.

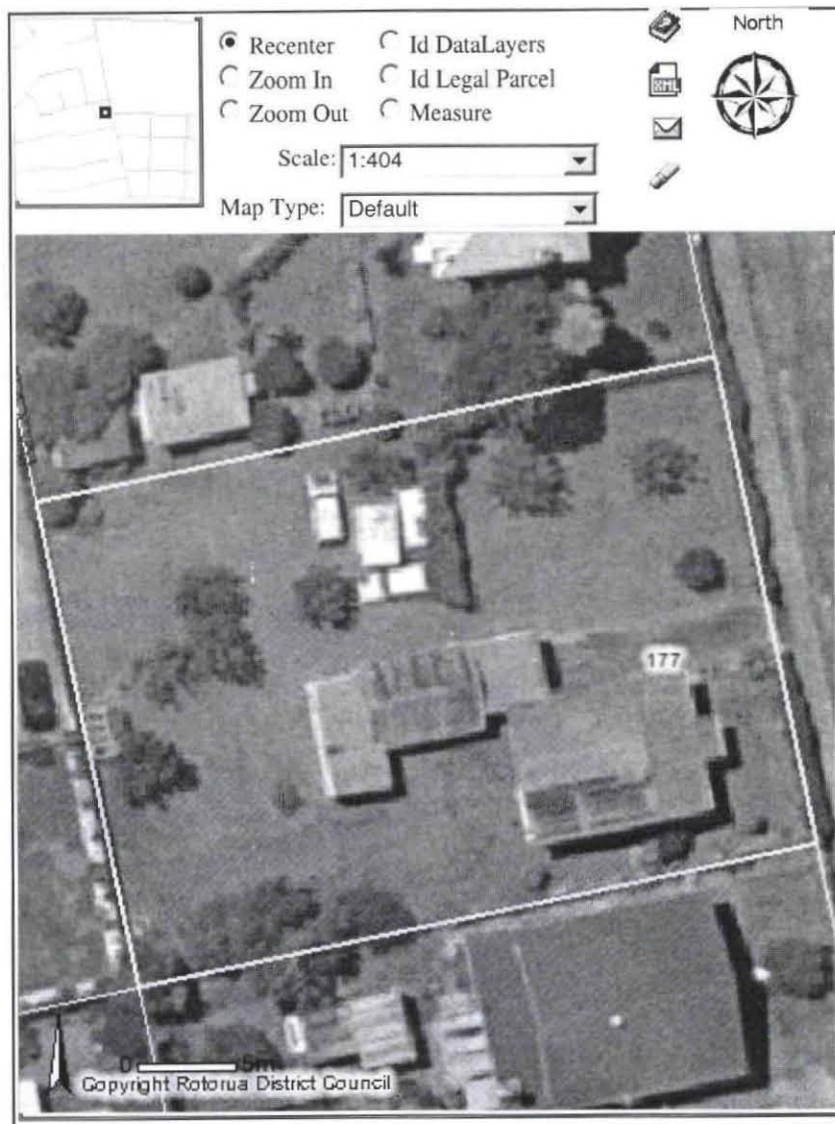
Please note that failure to undertake this work will probably result in the Building Officer being unable to undertake the first inspection because he cannot determine where the boundaries to the property are located.

Help us to help you.

Ensure that this is undertaken before the First Inspection.


Pat Lawrence
Building Control Manager

PIM / BC
Nº 0 0 3 2 0 9 6

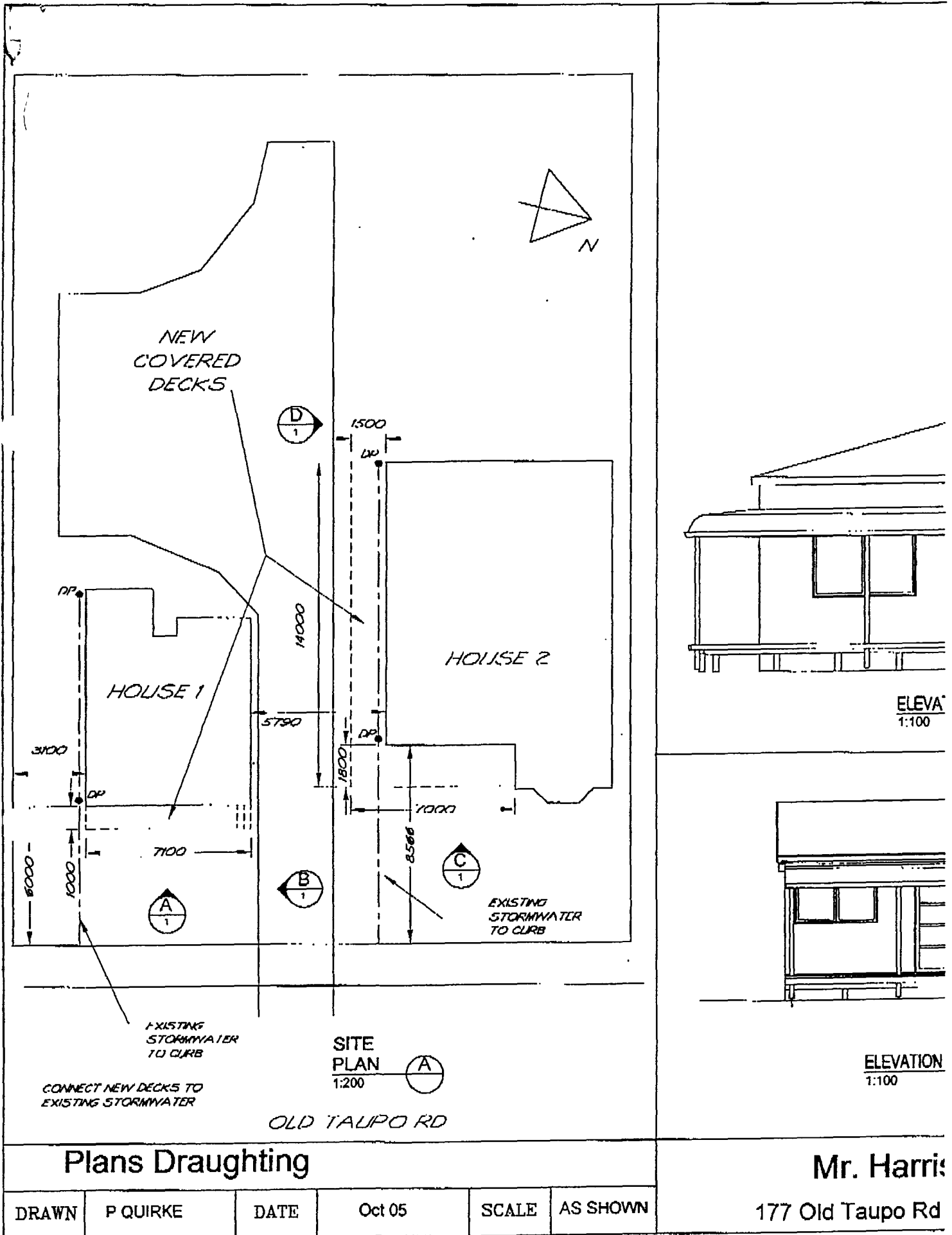


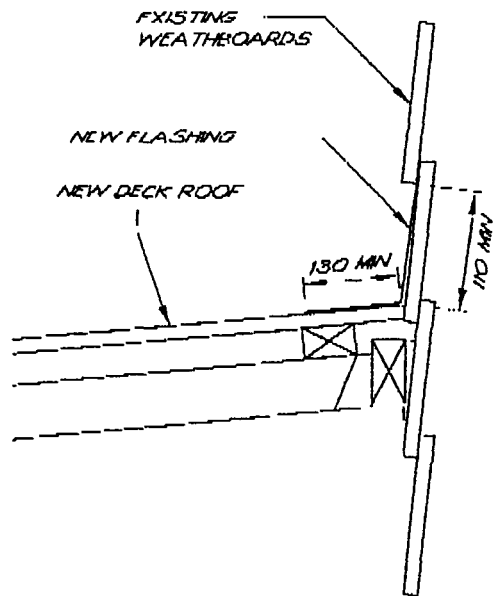
Parcel results

- ☒ Rating Parcel - File: 0961111770-01 Rotorua District Council
- ☒ Legal Parcel - File: 0961111770-01 1061 Huiapu Street Rotorua, New Zealand
- ☒ Definitions of terms: 0961111770-01 Private Bag 3029
- ☒ Data as at 2005-11-08 03:48:4199

E: mail@rdc.govt.nz
W: www.rdc.govt.nz

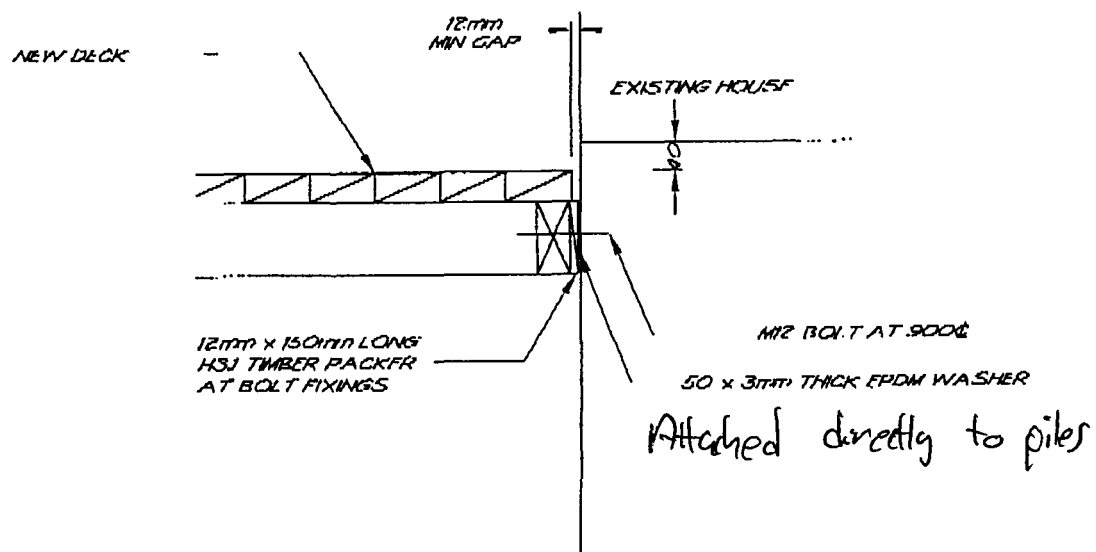
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#0052096



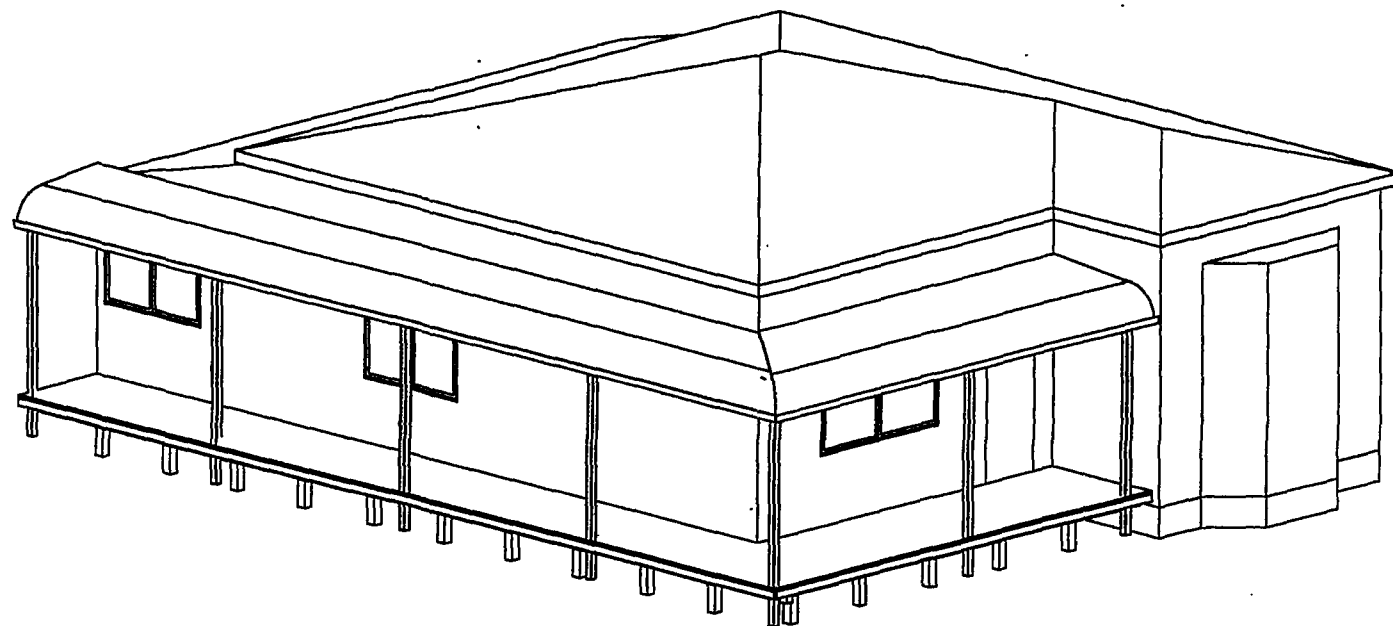


ROOF FLASHING DETAIL

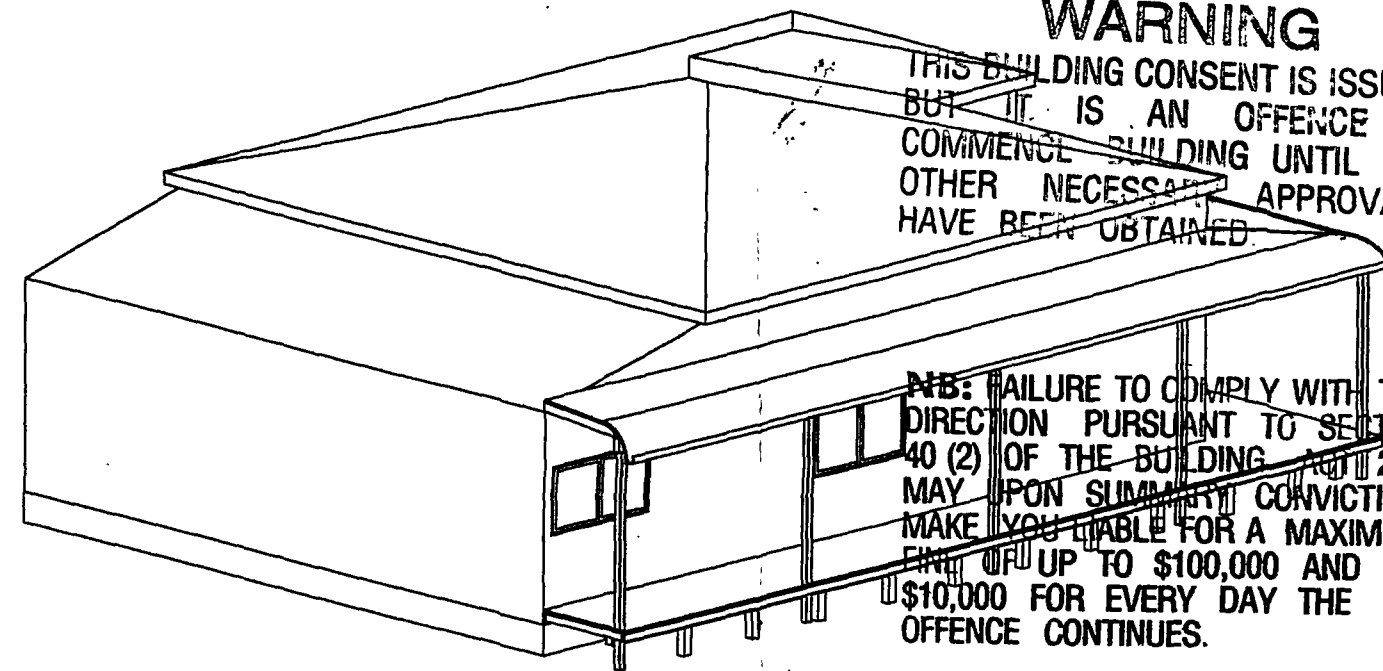
DETAILS AS PER NZ BUILDING CODE CLASS 2



DECK TO HOUSE DETAIL



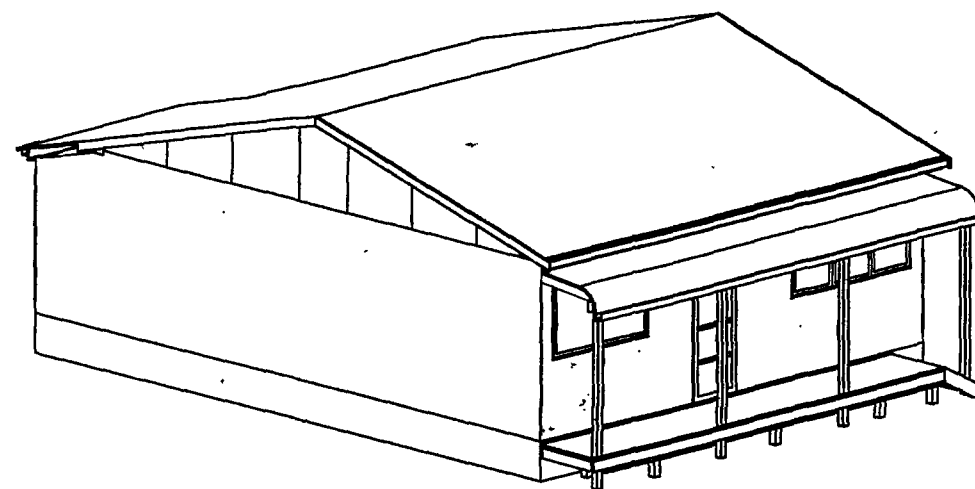
HOUSE 2
PICTORIAL (C)
NTS



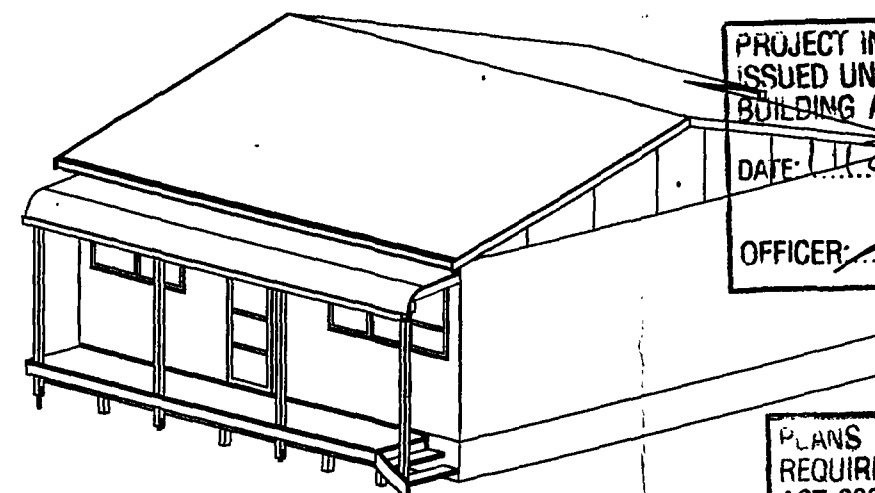
HOUSE 2
PICTORIAL (D)
NTS

WARNING
THIS BUILDING CONSENT IS ISSUED
BUT IT IS AN OFFENCE TO
COMMENCE BUILDING UNTIL ALL
OTHER 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.



HOUSE 1
PICTORIAL (A)
NTS



HOUSE 1
PICTORIAL (B)
NTS

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE
BUILDING ACT 2004
DATE: 11.12.05 P.I.M. No: 32095
OFFICER: [Signature]

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING
ACT 2004 BEING FULLY COMPLIED
WITH
DATE: 13.12.05 CONSENT No: 32096
OFFICER: [Signature]

Plans Draughting

DRAWN	P QUIRKE	DATE	Oct 05	SCALE	AS SHOWN
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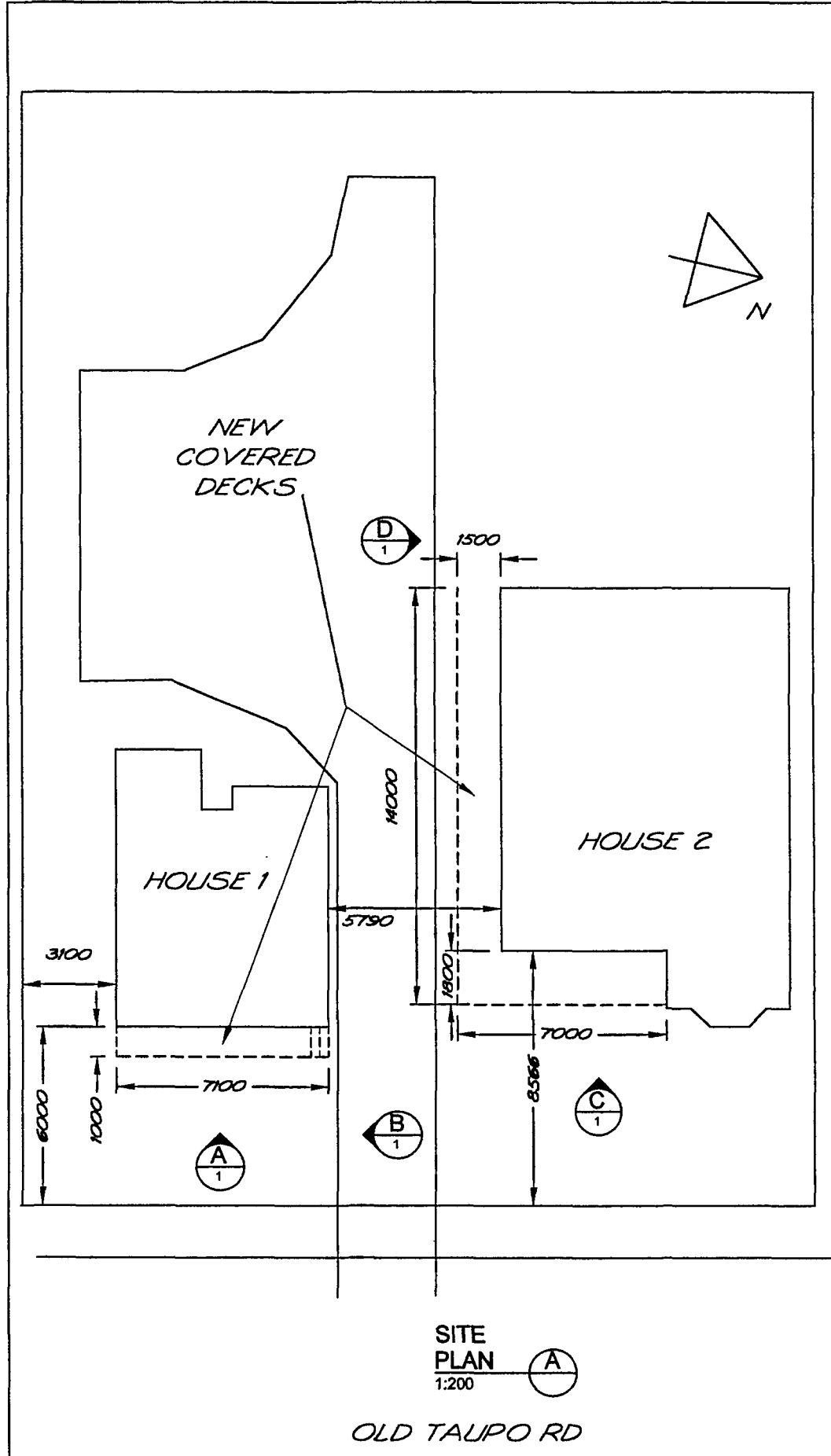
Mr. Harris

177 Old Taupo Rd Rotorua

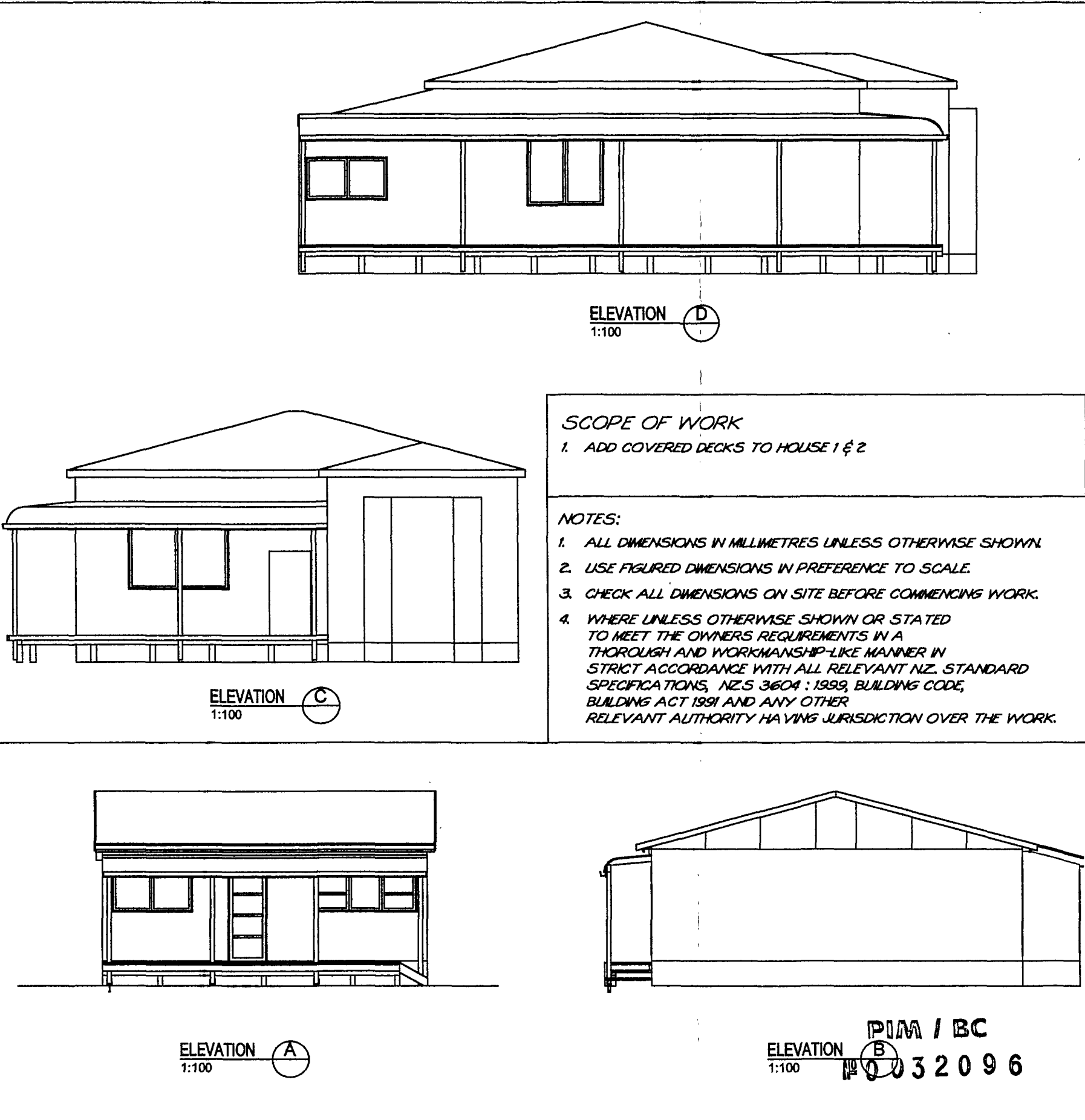
DP 5265 LOT No. 11
COVERED DECK INSTALLATION
PICTORIALS

A3 Original

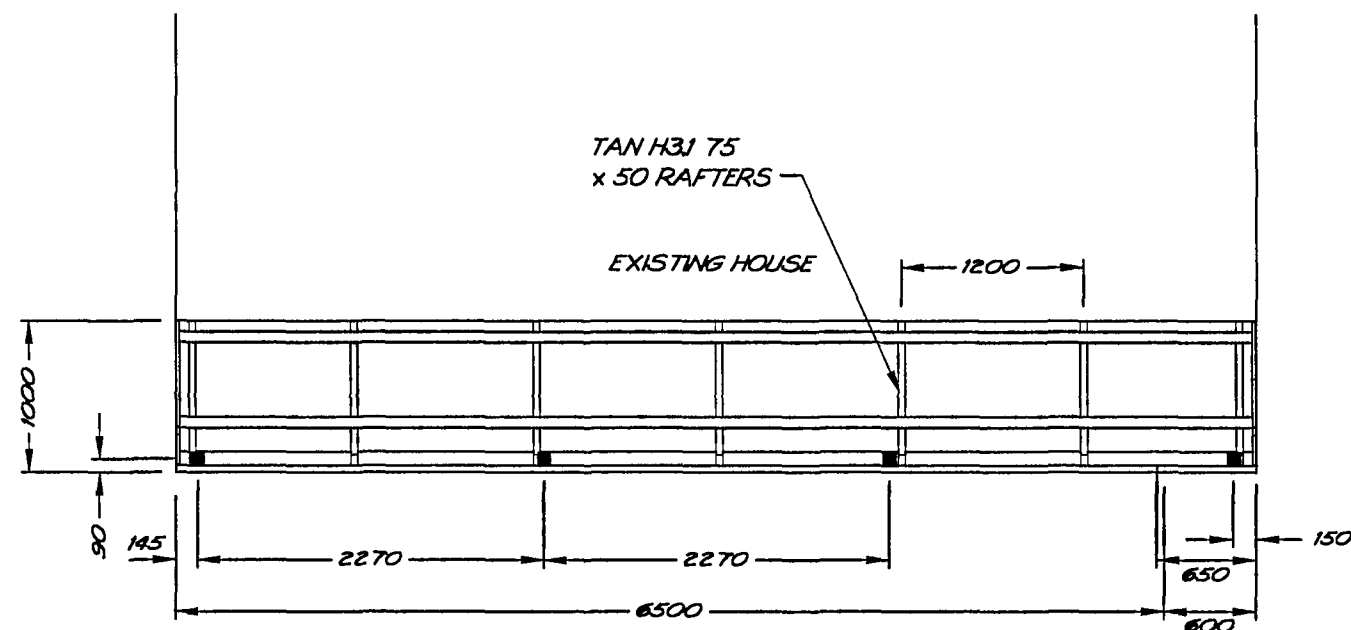
SHT 2 of 4 REV 1



Plans Draughting				
DRAWN	P QUIRKE	DATE	Oct 05	SCALE AS SHOWN

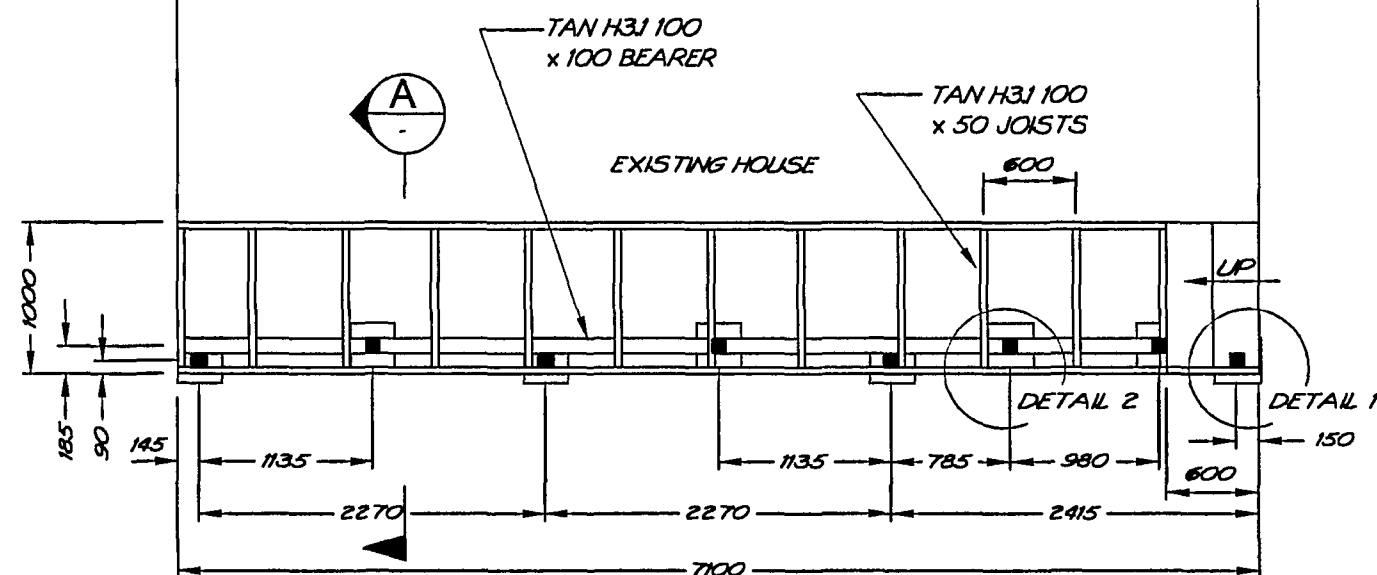


Mr. Harris		DP 5265 LOT No. 11		A3 Original	
177 Old Taupo Rd Rotorua		COVERED DECK INSTALLATION		SHT 1 of 4	
		SITE PLAN		REV 1	

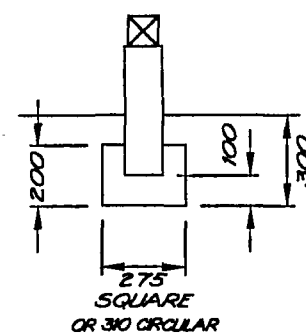


ROOF PLAN A
1:50

SOME ITEMS NOT SHOWN FOR CLARITY



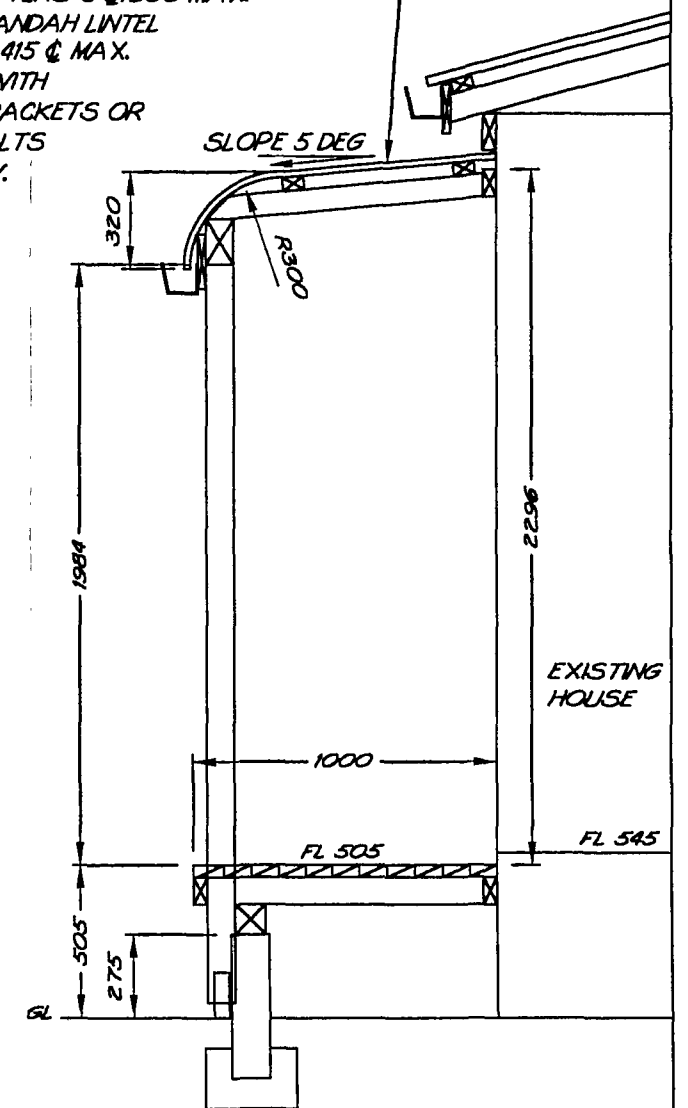
FOUNDATION PLAN A
1:50



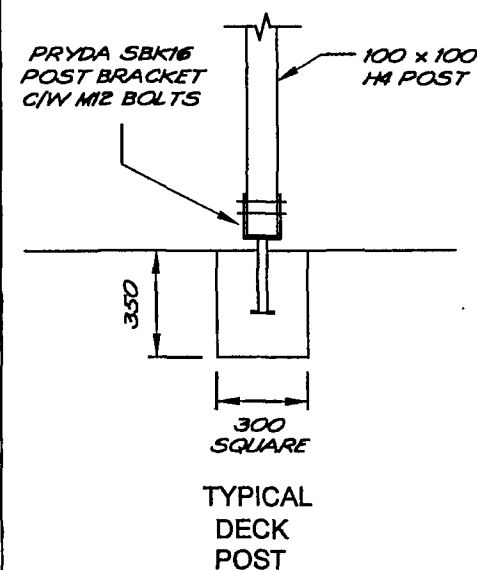
DETAIL 2
1:25
TYPICAL ORDINARY PILE

COVERED ROOF

ROOFING IRON ROLLED OVER FRONT EDGE
OVER 2 ROWS OF TAN H3J 75 x 50 PURLINS
OVER TAN H3J 75 x 50 RAFTERS @ 1200 MAX.
ON TAN H3J 150 x 100 VERANDAH LINTEL
ON 100 x 100 H4 POST @ 2415 MAX.
LINTEL SECURED TO POST WITH
PRYDA POST SUPPORT BRACKETS OR
SIMILAR WITH M12 GALV. BOLTS
PROVIDE 50 x 50 x 3 GALV.
WASHERS WHERE
BOLTS BEAR ON TIMBER



SECTION A
1:25



DETAIL 1
1:25

DECKING

100 x 40 TAN H3J DECKING ON 100 x 50 TAN
H3J JOISTS @ 600 MAX ON
TAN H3J 100 x 100 BEARER
ON 125 x 125 H5 PILES WITH 100 x 100 H4 POSTS
PROVIDE 100 x 50 H3J STRINGER
OFF HOUSE WITH 47x90 JOIST HANGERS
BOLT BEARER THRU POST WITH M12 GALV. BOLTS
PROVIDE WASHERS WHERE BOLTS BEAR ON TIMBER
REFER FOUNDATION PLAN FOR FOOTING DETAILS
PROVIDE DPC BETWEEN HOUSE & STRINGER

BC
0032096

Plans Draughting

Mr. Harris

DP 5265 LOT No. 11

HOUSE 1

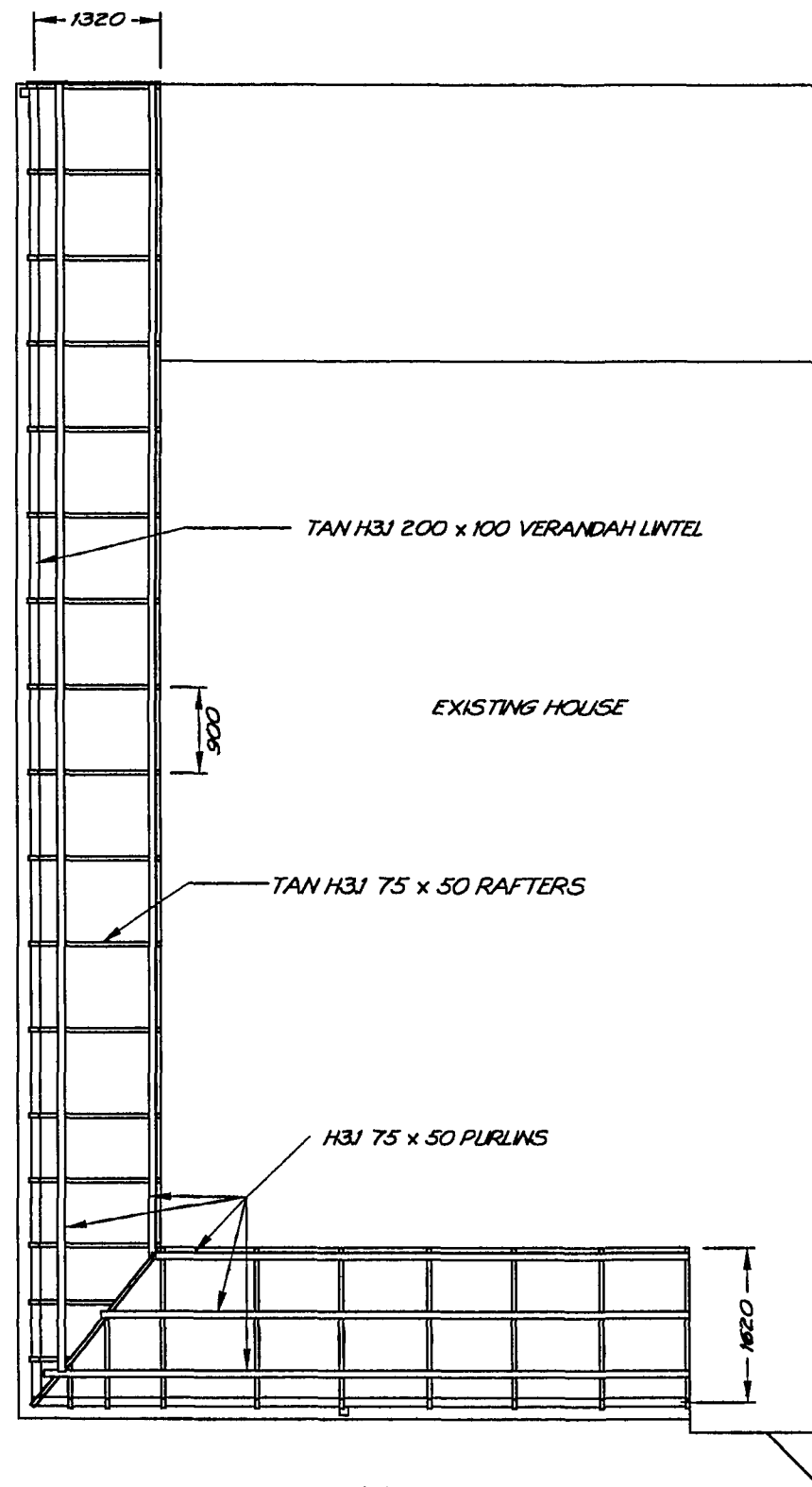
A3 Original

DRAWN P QUIRKE DATE Oct 05 SCALE AS SHOWN

177 Old Taupo Rd Rotorua

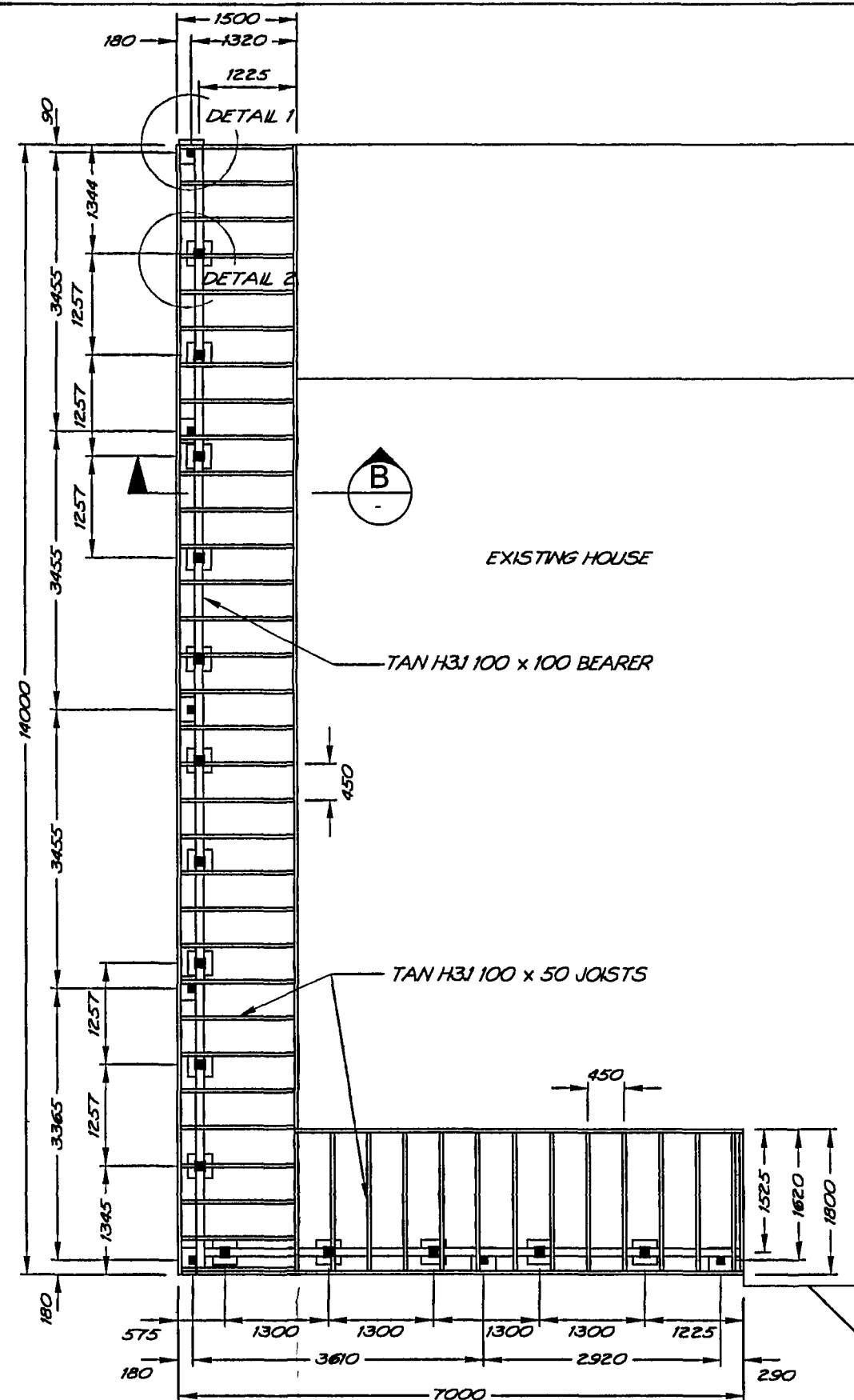
COVERED DECK INSTALLATION

SHT 3 of 4 REV 1

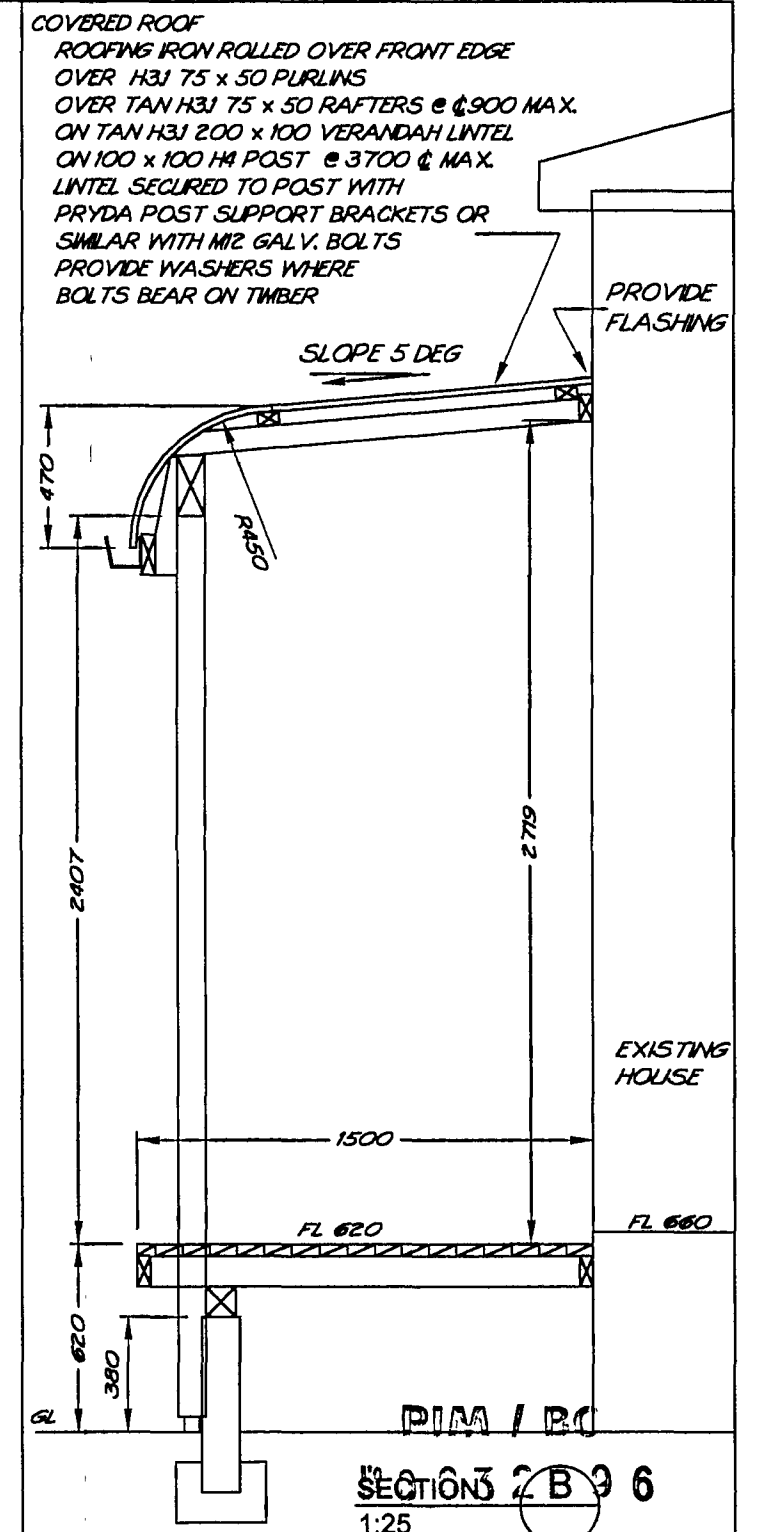


ROOF
PLAN B
1:75

SOME ITEMS NOT SHOWN FOR CLARITY



FOUNDATION
PLAN B
1:75



SECTION 2 B 9 6
1:25

DECKING
100 x 40 TAN H3J DECKING ON 100 x 50 TAN H3J JOISTS @ 450 @ MAX ON TAN H3J 100 x 100 BEARER ON 125 x 125 H5 PILES WITH 100 x 100 H4 POSTS PROVIDE 100 x 50 H3J STRINGER OFF HOUSE WITH 47x90 JOIST HANGERS BOLT BEARER THRU POST WITH M12 GALV. BOLTS PROVIDE WASHERS WHERE BOLTS BEAR ON TIMBER REFER FOUNDATION PLAN FOR FOOTING DETAILS PROVIDE DPC BETWEEN HOUSE & STRINGER

Plans Draughting

Mr. Harris

DP 5265 LOT No. 11

HOUSE 2

A3 Original

DRAWN P QUIRKE DATE Oct 05 SCALE AS SHOWN

177 Old Taupo Rd Rotorua

COVERED DECK INSTALLATION

SHT 4 of 4 REV 1