

TechnologyOne ECM Document Summary

Printed On 12-Aug-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	Geothermal bore information - 829/02 - Soak bore	3362724	1	10-Sep-2018
PUBLIC	Geothermal bore information - 829/03 - Soak bore	3362723	1	10-Sep-2018
PUBLIC	Safe and sanitary report - Various permits	2954793	1	29-Sep-2015
PUBLIC	LF27384 - Information - Safe and sanitary report - Various permits	2954790	1	29-Sep-2015
PUBLIC	Confirmation of safe and sanitary report	2953477	2	23-Sep-2015
PUBLIC	Property change distribution - DP 553815	1887001	1	25-Aug-2021
PUBLIC	Title plan - DP 553815	1886979	1	25-Aug-2021
PUBLIC	Water connection - 10B Ruihi Street - W22925	1776547	1	04-Mar-2021
PUBLIC	Installation notice for approved water connection - 18B Ruihi Street	1744316	1	18-Dec-2020
PUBLIC	COA81528 - Certificate of acceptance	1733537	1	01-Dec-2020
PUBLIC	COA81528 Cover Letter	1731589	3	25-Nov-2020
PUBLIC	COA81528 form 9	1731571	2	25-Nov-2020
PUBLIC	Application for Water Connection - 18B Ruihi Street	1723688	1	17-Nov-2020
PUBLIC	RC17099 - Notice of new subdivision parcels - 6320055	1652482	1	09-Jul-2020

PUBLIC	Street damage claim	732448	1	31-Aug-2015
PUBLIC	Deposited plan of flats - DPS28881	636397	1	16-Jun-2010
PUBLIC	BCJ084580 - Plans	636396	1	16-Jun-2010
PUBLIC	Application to connect to water supply - 2 x unit	636358	1	16-Jun-2010
PUBLIC	Refund of damage / vehicle deposit	636357	2	16-Jun-2010
PUBLIC	Application for vehicle crossing	636356	1	16-Jun-2010
PUBLIC	Application to connect to sewer system	636355	1	16-Jun-2010
PUBLIC	Application to connect to sewer system	636354	1	16-Jun-2010
PUBLIC	Geothermal bore permit 72A - Disposal bore Lot 25 - Production bore Lot 26	636353	1	16-Jun-2010
PUBLIC	Geothermal works permit 128 - Heat exchange and mineral pool	636352	1	16-Jun-2010
PUBLIC	Geothermal bore permit 305 - Deep soak bore	636351	1	16-Jun-2010
PUBLIC	Site plan	636350	1	16-Jun-2010
PUBLIC	Certification of flats	636347	1	16-Jun-2010
PUBLIC	BC521 - Alterations for flats	636346	1	16-Jun-2010
PUBLIC	BC1259 BC1260 - Plumbing and drainage to two units	636345	1	16-Jun-2010

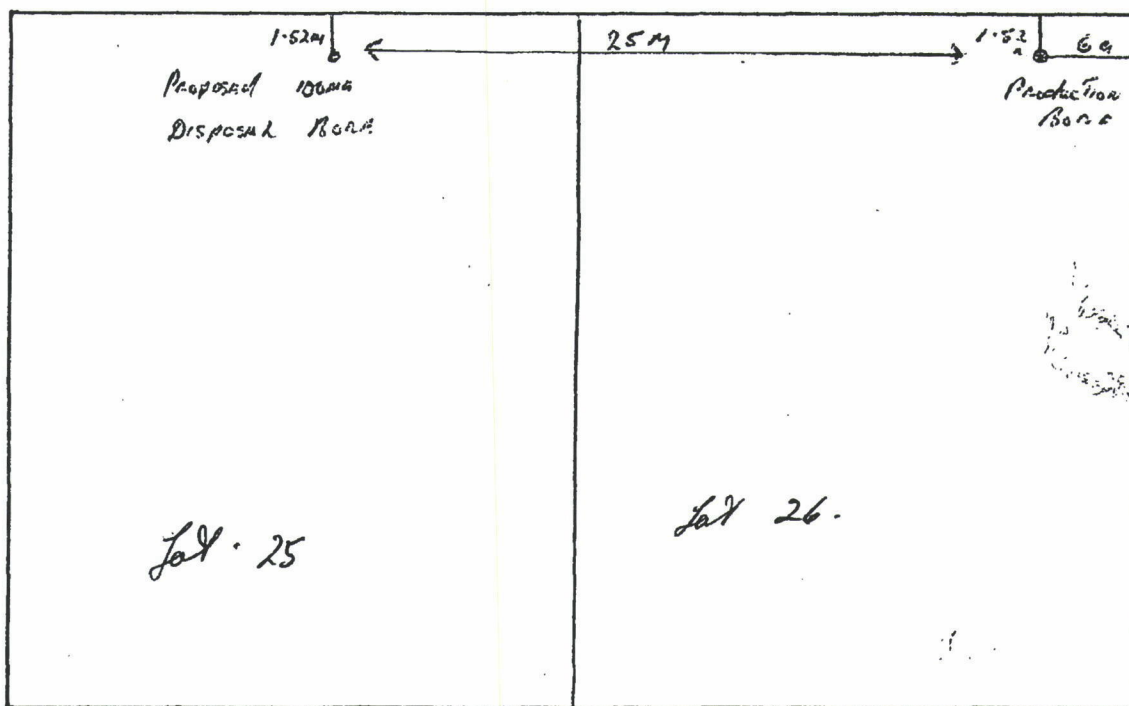
PUBLIC	BCJ084580 - Home units	636343	1	16-Jun-2010
PUBLIC	No consent number - Amalgamation - Land transfer plan	603349	1	07-May-2010

829/02
FILE 6512, 99, 1

ROTORUA DISTRICT COUNCIL

Private Bag,
ROTORUAAPPLICATION FOR "A" GEOHERMAL DISPOSAL BORE PERMIT
"B" GEOHERMAL SHALLOW SOAK HOLE PERMIT

I hereby apply for a permit to construct a geo-
thermal disposal bore in accordance with the City of Rotorua
Geothermal Energy Bylaw 1973 on the property situated at:

ADDRESS: 18 Ruhi St, RotoruaLOT No. 25 D.P.S. 2850 SECTION BLOCKOWNER: L.S. & E. Muechhl ADDRESS: 20 Ruhi StTYPE OF HOLE: DIAMETER: 100mm DEPTH: 45m WITH LINERS
WITHOUT LINERSDEEP SOAK BORE ☒ BATH OVERFLOW BLOW DOWN HOLE FOR BORESITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE

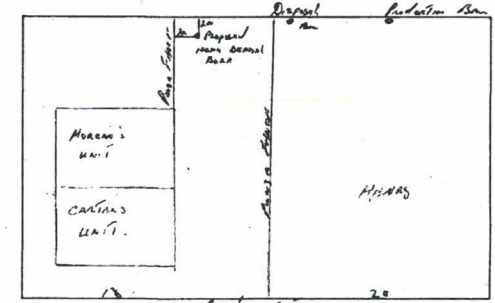
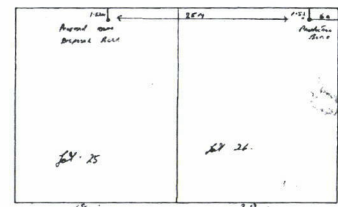
FOR OFFICE USE ONLY

APPROVED: [Signature] DATE: 28-1-80 PERMIT No. 72A RECEIPT No. 27047

FEES: Application Fee \$ 6.25 (Deep Soak Bore only)
Water Use Fee \$ 2.50
\$ 8.75 ✓

Shallow Drilled Soak-holes - \$2.00 ea.

SIGNED: [Signature]
(Applicant)

MAP NO. U16	GRID REF	WELL NUMBER 829/03	PHOTOS
WELL DEPTH 40mt	Measured/Reported	Well Diameter (mm) 100mm	
Yield M3/day or L/min		Well Driller Rot Well Drillers	
Drilling Date 18-01-1982	Well Type – Production / Re-injection / DHE / Coil / Other Soak Bore		
Owner Messer's Henry, Morgan and Carter	Address 18 Ruihi Street		 FILE 6512/89 ROTORUA DISTRICT COUNCIL Private Bag, Rotorua APPLICATION FOR "A" GEOTHERMAL DISPOSAL BORE PERMIT "PC" GEOTHERMAL SHALLOW SOAK-HOLE PERMIT I hereby apply for a permit to construct a geo-thermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at: ADDRESS: 18 Ruihi St, Rotorua LOT No. 25 D.P.S. 1950 SECTION BLOCK OWNER: Henry Morgan, Carter ADDRESS: 18 Ruihi St TYPE OF HOLE: DIAMETER: 100mm DEPTH: 40m WITH LINERS DEEP SOAK BORE ☒ BATH OVERFLOW ☐ BLOW DOWN HOLE FOR BORE ☐ SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE  APPROVED: [Signature] DATE: 18-1-82 PERMIT No. 305 RECEIPT No. 7823 FEES: Application Fee \$ 6.25 (Deep Soak Bore only) Water Use Fee \$ 2.50 \$ 8.75 ✓ Shallow Drilled Soak-holes - \$2.00 ea. SIGNED: [Signature] (Applicant) ROTORUA WELLDRIILLING CO. LTD P.O. BOX 727, TALLY HO STREET, ROTORUA
Source of information on location / log / etc RDC site visit	RDC Permit No. 305 + Bore users data 1989 + RDC Property file		
REMARKS	LOCATION MAP		
One of two bores on this site. RR829/02S drilled in 1980 permit 72A There is no permit book with the A suffix believe they had run out of books at the time so added the A and started from 1 again	 FILE 6512/89 ROTORUA DISTRICT COUNCIL Private Bag, Rotorua APPLICATION FOR "A" GEOTHERMAL DISPOSAL BORE PERMIT "PC" GEOTHERMAL SHALLOW SOAK-HOLE PERMIT I hereby apply for a permit to construct a geo-thermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at: ADDRESS: 18 Ruihi St, Rotorua LOT No. 25 D.P.S. 1950 SECTION BLOCK OWNER: 15245 Midwell ADDRESS: 20 Ruihi St TYPE OF HOLE: DIAMETER: 100mm DEPTH: 40m WITH LINERS DEEP SOAK BORE ☒ BATH OVERFLOW ☐ BLOW DOWN HOLE FOR BORE ☐ SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE  FOR OFFICE USE ONLY APPROVED: [Signature] DATE: 18-1-82 PERMIT No. 72A RECEIPT No. 27047 FEES: Application Fee \$ 6.25 (Deep Soak Bore only) Water Use Fee \$ 2.50 \$ 8.75 ✓ Shallow Drilled Soak-holes - \$2.00 ea. SIGNED: [Signature] (Applicant) ROTORUA WELLDRIILLING CO. LTD P.O. BOX 727, TALLY HO STREET, ROTORUA Site of RR829/02S		



RRD002B191

Document Number: RDC-859715

Date Registered: 10/9/2018

829/03



FILE 6512/99

ROTORUA DISTRICT COUNCIL

Private Bag,
ROTORUA

APPLICATION FOR "A" GEOTHERMAL DISPOSAL BORE PERMIT
~~"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT~~

I hereby apply for a permit to construct a geothermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

ADDRESS: 18 Ruhi St, Rotorua

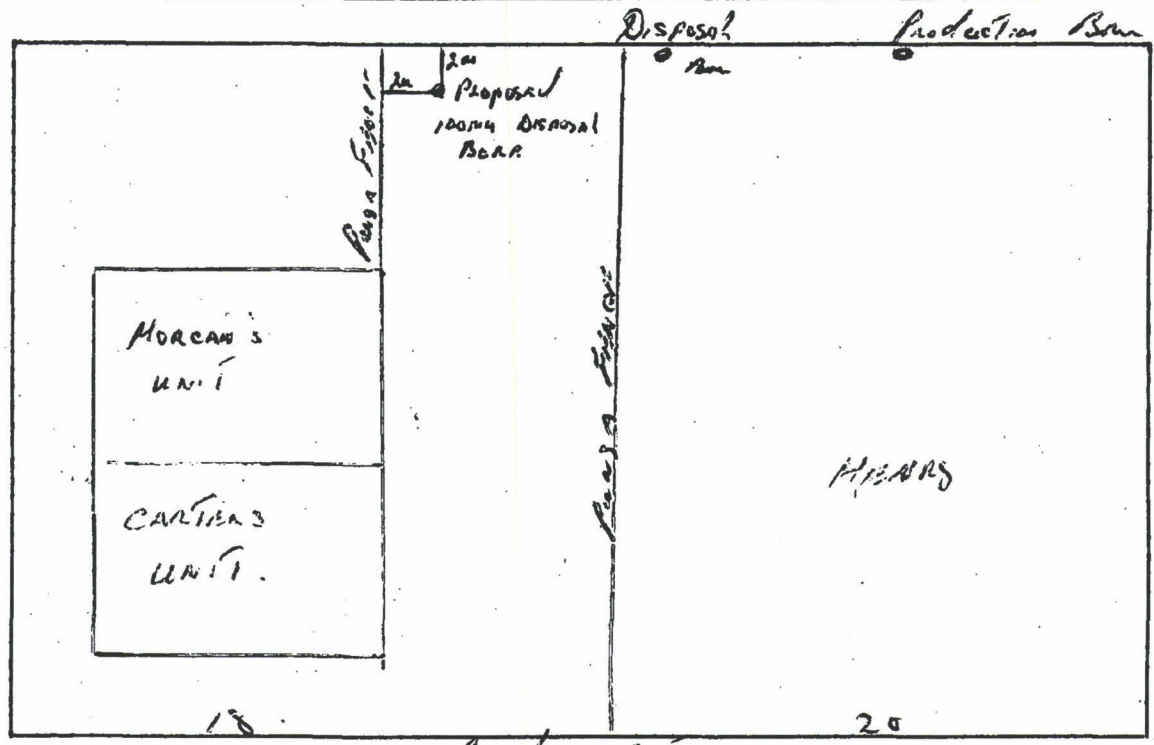
LOT No. 25 D.P.S. SECTION BLOCK

OWNER: Henry Moore Carter ADDRESS: 18 Ruhi St

TYPE OF HOLE: DIAMETER: 100mm DEPTH: 40m WITH LINERS
WITHOUT LINERS

DEEP SOAK BORE ☒ BATH OVERFLOW BLOW DOWN HOLE FOR BORE

SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE



18 Ruhi St
FOR OFFICE USE ONLY

APPROVED: [Signature] DATE: 18.1.82 PERMIT No. 305 RECEIPT No. 7823

FEES: Application Fee \$ 6.25 (Deep Soak Bore only)
Water Use Fee \$ 2.50
\$ 8.75 ✓

Shallow Drilled Soak-holes - \$2.00 ea.

SIGNED: [Signature]
(Applicant)

0000/108 (6726/29)
Flat 2 DPS 28881
on Lot 25 DP 2850
PO1758



Safe & Sanitary Report



18b Ruihi Street

Rotorua



RRD00223UO

Document Number: RDC-582043

Date Registered: 29/9/2015

#R 84410

Received

11 SEP 2015

Rotorua District Council
Customer Centre

#RFS 263582

D Holder

Accepted for
placement on file. 21/9/15
RF1 Addressed.

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Background

1. About the Inspector. The inspection was carried out by Aotearoa Property Inspections Ltd. The inspector for this report was Paul Bennett, a registered architect, registration number 2059.
2. About the Inspection. The inspection took place on Thursday 10th of September, 2015. The assessment was carried out using a non-invasive, limited observational (visual) type approach.
3. This report has been commissioned as the property is for sale and the owners have requested that this report is placed on the property file for future reference.
4. The purpose of this report is to:
 - a) Report on the two Building Consents & Permits items noted on page 10 of the LIM and provide my professional opinion on whether the work done is safe and sanitary, has been completed and meets the standards applicable at the time of construction.
5. Site Plan



Inspection Findings

The main findings of this Safe and Sanitary inspection are:

6. Building Consents relating to 18b Ruihi Street (from RDC file records) that I have been asked to report on.

DATE	FILE REF	DESCRIPTION	STATUS
31/05/1948	- BC521-P01757 - D279787	Building permit application for a wood and concrete building 14.7m x 13.8m.	No records of the building and no sign-off by Council
21/01/1980	- BCJ084580-P01757 - D279784	- Application to demolish a building - Building permit application for construction of a new dwelling	- Application approved - No final sign-off by Council
21/01/1980	- BCJ084580-P01757 - D279835	- Construction drawings for new dwelling. - Floor plan of unit 18a, site plan, elevations, sections	- Final 'As-Built' structure has changed from the original construction drawings submitted - No records of changes on file - No final sign-off by Council

7. D279787 – No records exist of the building that this application relates to. However, in the 21/01/80 application to construct a new dwelling (D279784) there is an application to demolish a building. It would be reasonable to assume that the demolition application pertains to this building permit application.
8. D279784 & D279835 – The application to construct a new dwelling was approved however, there is no final sign-off by Council. In addition, the final structure built has a number of changes from the original plans submitted. There are no file records of these changes being submitted or approved by Council.
9. I have drawn up floor plans of the original construction drawings submitted with the building permit application, and 'as-built' drawings of the building as it currently exists. Refer to Appendix 1 for full details.

10. In summary, the main list of changes between the original building permit drawings and the final 'as-built' constructed dwelling, are:

BUILDING PERMIT DRAWINGS	FINAL 'AS-BUILT' CONSTRUCTION
Single garage (for units 18a and 18b)	Double garage for unit 18b
COMMENT: The concrete block fire separation wall is constructed to full height. Only potential issue with this change is the beam supporting the roof truss at the southern end of the garage. See next item below.	
300x100mm beam in single garage (2.6m wide opening)	300x100mm beam changed to a 360x90mm glu-laminated beam (5.4m wide opening)
COMMENT: I am unable to comment on the suitability of the 360x90 glu-lam beam to span 5.4m as this is beyond the scope of NZS3604 and requires specialist design	
Laundry located in back entrance foyer off kitchen (adjacent downstairs toilet)	- Laundry located in double garage - Back entrance foyer converted to an office
COMMENT: No impact. The laundry in the double garage is fully plumbed and wastes discharge into gully trap	
Built-in pantry in kitchen and store room under the stairs	Built-in pantry deleted and moved to store room under the stairs
COMMENT: No impact	
300x100mm beam over south facing bay window in lounge (2.5m opening)	300x100mm beam changed to a 270x90mm glu-laminated beam
COMMENT: Glu-lam beam substitute acceptable	
300x100mm beam at north end of lounge (3.65m opening)	300x100mm beam changed to a 305x90mm glu-laminated beam
COMMENT: The permitted 305x90mm glu-lam beam in the centre of the lounge was designed to span the same width opening and has the equivalent floor and roof loads so this glu-lam substitute would be suitable	
300x100mm beam in dining room (2.7m opening)	300x100mm beam changed to a 280x90mm glu-laminated beam
COMMENT: Glu-lam beam substitute acceptable	
First floor bathroom consists of shower, vanity and separate toilet	First floor bathroom has shower, bath, vanity and toilet – open-plan

COMMENT: No impact as changes occurred within the permitted exterior walls of the bathroom space and the floor is capable of supporting the added weight of a bath full of water. All fittings and fixtures operate and grey/black water drains away	
• Bedroom 2 has small 800mm wide dormer window, facing south	• Bedroom 2 dormer window increased to 1300mm wide
COMMENT: No impact	
• Bedroom 3 has no dormer window	• Bedroom 3 has a 1300mm wide dormer window, facing south
COMMENT: No impact	
• Dining room has an 1800mm wide window on the east wall	• East wall window changed to an 1800mm wide sliding door
COMMENT: No impact	

11. I have spoken with the current owner Reg Wellington. Mr Wellington advises that they have made no changes to the unit since they purchased it from Mr and Mrs Morcan. It is Mr Wellington's view that the changes to the dwelling were done at the time of construction. This would be supported by the fact that unit 18a has had the exact same changes to the floor plan layout as unit 18b. As the units are in separate title, it is unlikely that both owners would have made identical changes post-original construction – it is much more probable that these changes were made to both units at the same time during construction.
12. The inspection of the dwelling was limited to a non-invasive observational assessment only but did involve looking in ceiling spaces where this was available. The engineered trusses over the double garage space differ slightly in design from the trusses shown on the permit drawings, however, this is not uncommon once a set of final engineered trusses are designed at construction time.
13. The majority of the framing is now no longer able to be observed using non-invasive techniques. However, what could be observed either conformed with

the construction details shown on the building permit file, or if substitutions were made, then these were suitable and were fit-for-purpose.

14. The glu-lam beam in the garage is excluded from this assessment as the determination of the suitability of this beam to span the 5.4m opening is beyond the expertise of the inspector. A structural engineer would need to be engaged to determine whether the beam is suitable.
15. However, a visual inspection of the beam shows no sign of beam deflection. This is supported with floor to underside of beam measurements taken at four points along the beam. All measurements were the same, 2.050m.



Beam to Concrete Block Wall Fixing

Conclusion

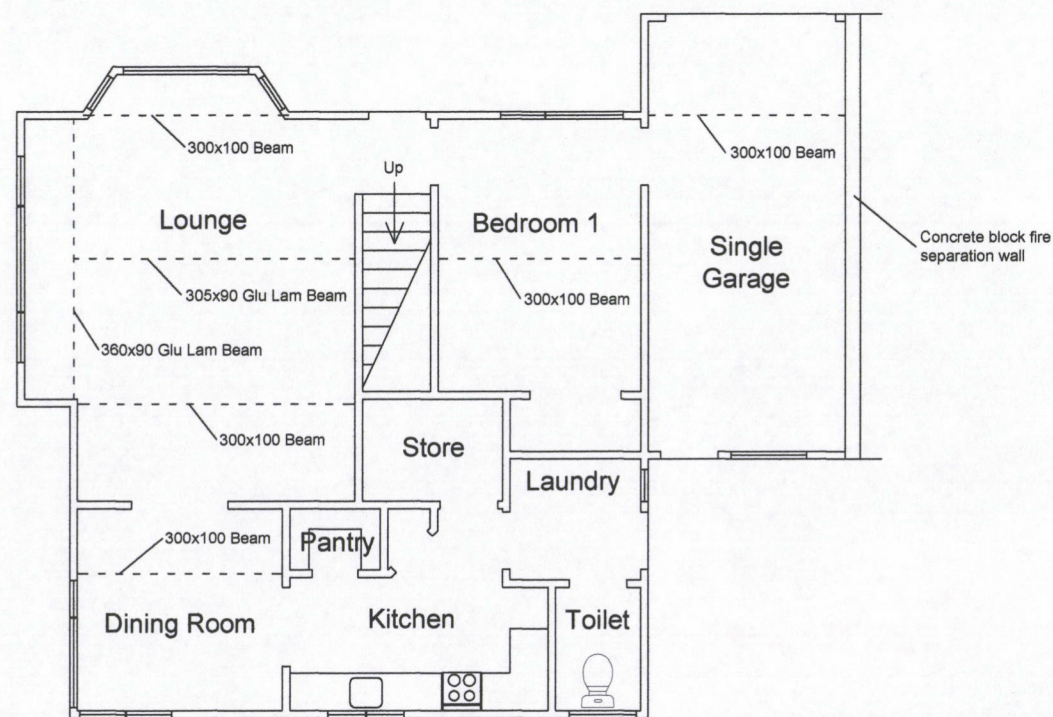
16. For the most part, the construction of 18b Ruihi Street, Rotorua, matches the building permit construction drawings. Some changes were made between permit drawings and the final 'as-built' structure, the most significant being the change from a single garage to a double garage. However the majority of the other changes appear to be either aesthetically driven (eg making all exposed beams glu-laminated) or were done for functional reasons (eg move the laundry to the double garage to free up space for an office). In all instances, any changes occurred within the original design layout.
17. The glu-lam beam in the garage is excluded from this assessment as the determination of the suitability of this beam to span the 5.4m opening is beyond the expertise of the inspector.
18. Within the limitations of the inspection techniques employed, and taking into account the comments made above, it is my professional opinion that the construction of 18b Ruihi Street has complied with the original building permit drawings and that the building is fit-for-purpose and in a safe and sanitary condition.

Signature:

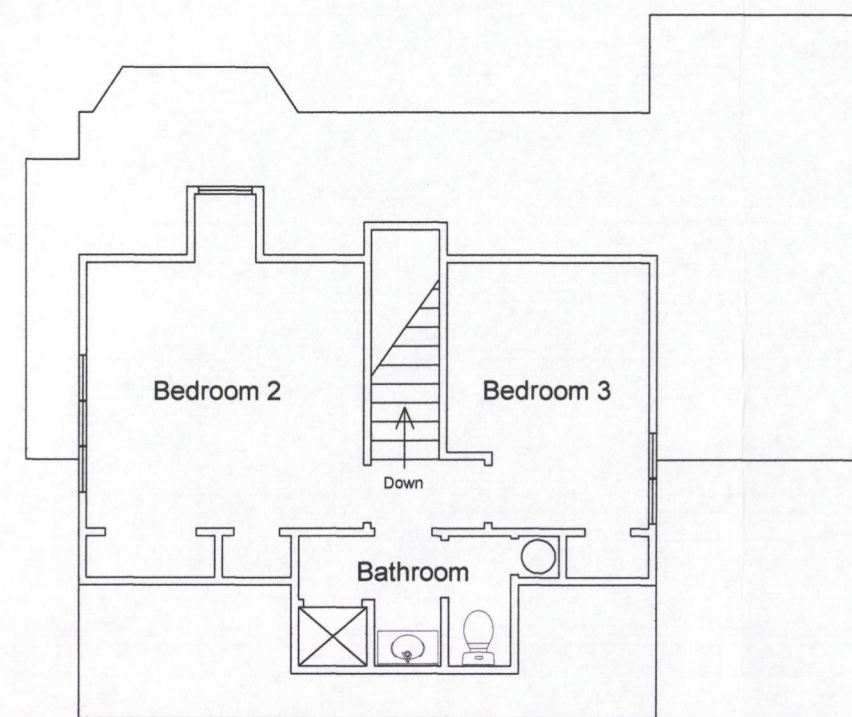


Date: 10 Sept 2015

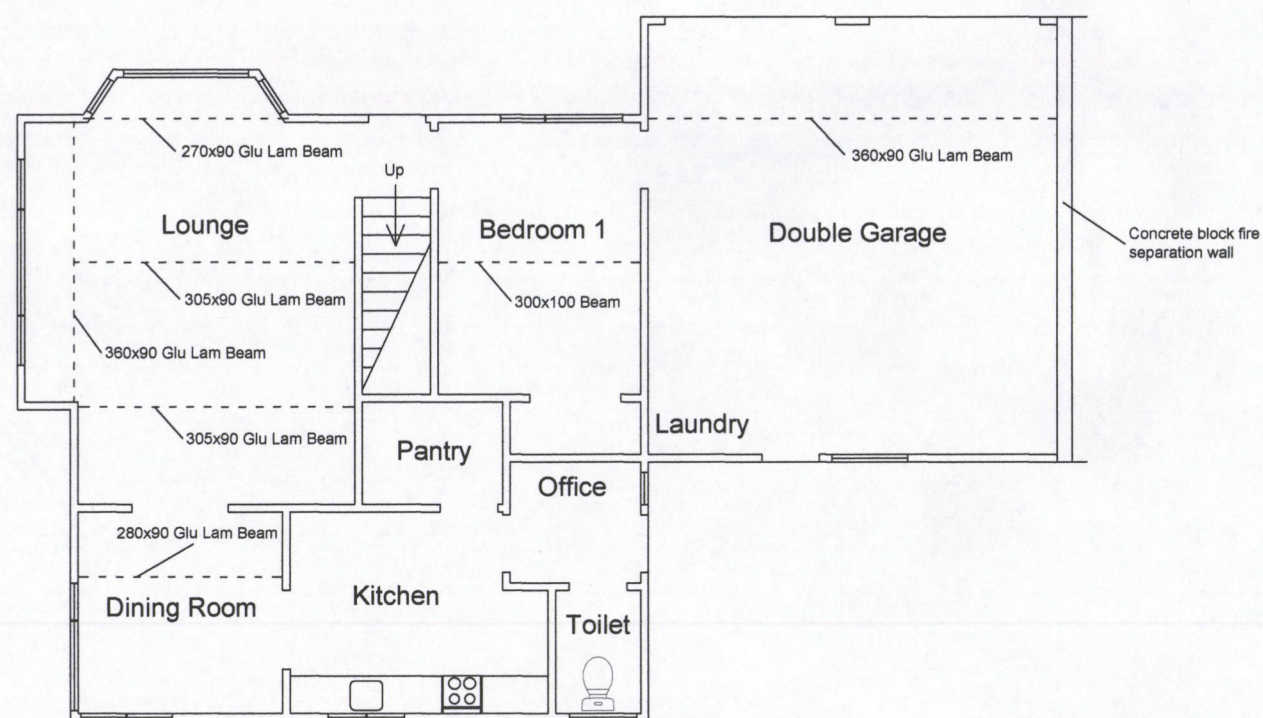
Appendix 1 – Floor Plans



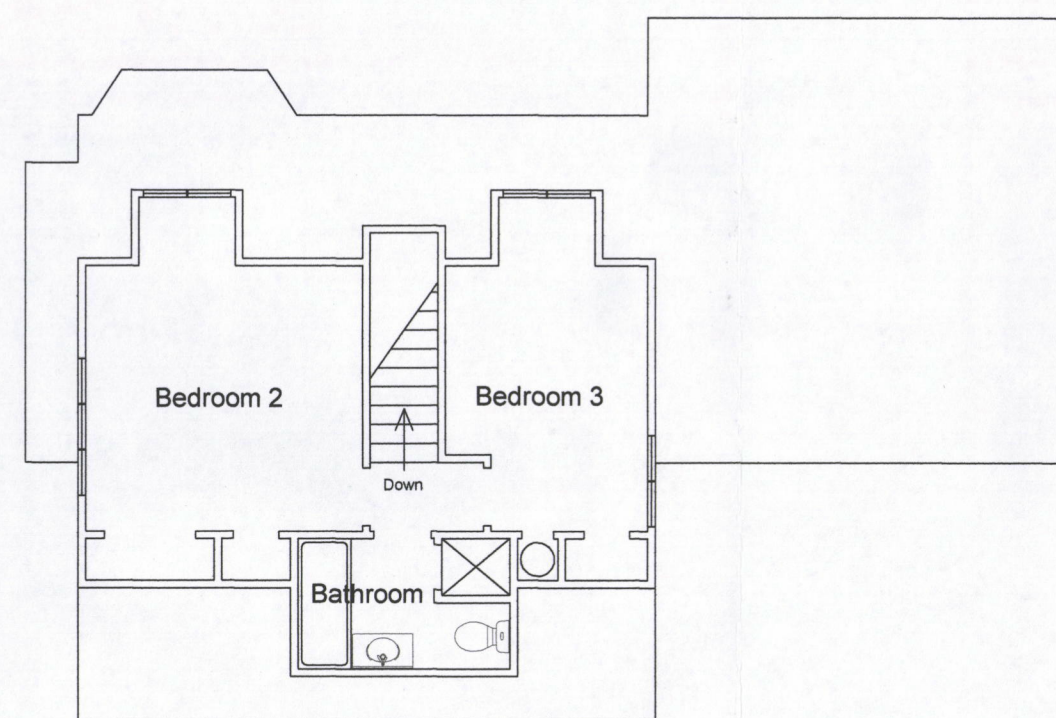
Building Consent Ground Floor Plan 1:100



Building Consent First Floor Plan 1:100



As-Built Ground Floor Plan 1:100



As-Built First Floor Plan 1:100

REVISION NOTES:

Rev:	Date:	Notes:
?		

DRAWN BY:

Paul Bennett
Registered Architect

CLIENT:

PROJECT:

18b Ruihi Street, Rotorua
Safe & Sanitary Report

DRAWING TITLE:

Building Consent Floor Plans
As-Built Floor Plans

DATE:

10 September 2015

SHEET NUMBER:

101

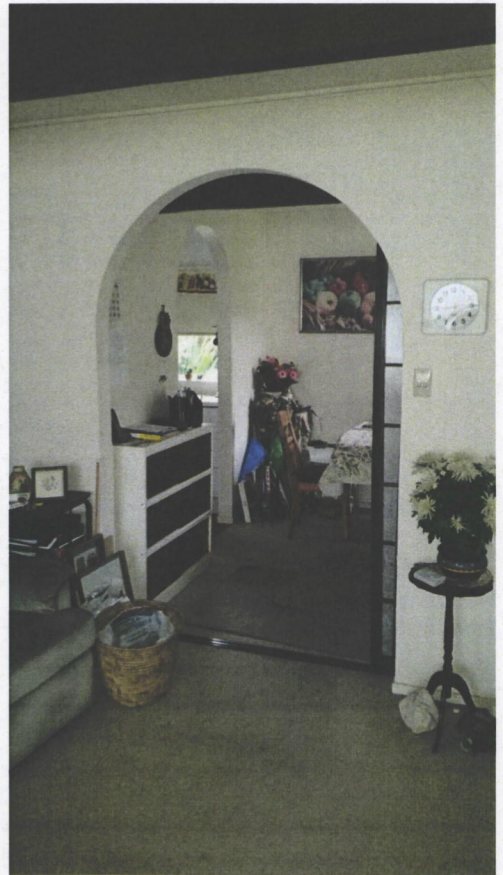
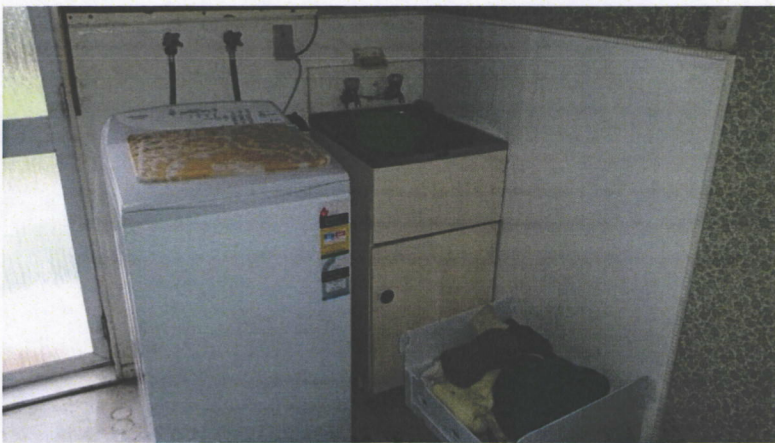
REVISION:

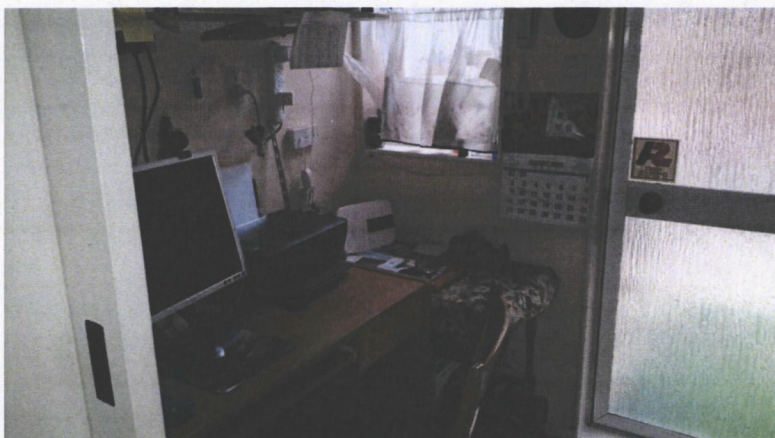
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Appendix 2 – Images







Important Information about This Report

1. Exclusions, Limitations and Conditions of this Report

- a) This Safe & Sanitary report has been undertaken to assess the general safe and sanitary condition of the building using a non-invasive, limited observational (visual) type approach;
- b) This Safe & Sanitary report is not a specialized structural engineering survey (as provided by a Structural Engineer), and is not a statement that the property complies with the structural requirements of the Building Act and is not a guarantee against structural failure;
- c) This report is not a statement that the property complies with the weather tightness requirements of the Building Act and is not a guarantee against moisture ingress;
- d) This report has not assessed any matters which are not within the inspector's expertise;
- e) These report findings relate solely to observations made, and conditions prevalent, on the day of the inspection.
- f) This report is conditional upon, and in relation to, any information and statements provided by the client and any other third parties, including contractors and consultants. Aotearoa Property Inspections Ltd cannot be held liable for any incorrect or false information and statements provided to Aotearoa Property Inspections Ltd by any of these individuals and/or companies.
- g) The liability of Aotearoa Property Inspections Ltd, the person carrying out the inspection, and all independent Aotearoa Property Inspections Ltd's employees, contractors, directors and shareholders, for any loss, damage or delay arising from any act, default or omission (whether negligent or otherwise), in relation to the inspection, the report, or any other service provided by, or statement made by, or act by or on behalf of Aotearoa Property Inspections Ltd, shall be limited to five times the value of the fees paid by the client, or NZ\$100,000, whichever is the lesser. Aotearoa Property Inspections Ltd shall only be liable to the client (whether in contract, tort or otherwise) for loss or damage caused directly by Aotearoa Property Inspections Ltd's breach or default and

Aotearoa Property Inspections Ltd will not be liable for any loss of profits or any indirect or consequential losses of any nature. In addition, any liability of Aotearoa Property Inspections Ltd will be limited to only that portion of the damage or loss directly caused or contributed by Aotearoa Property Inspections Ltd

- h) The above limitations are severable with the intention that if any one of them is unenforceable then the other limitations will still be enforceable
- i) This limitation of liability binds the client who requested the report, and any other person to who the report is provided to, together with their successors, heirs and assigns.

Property File Information

Building

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Property File No:	P01758
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Parcel ID:	0000/108
Legal Description:	Flat 2 DPS 28881 on Lot 25 DP2850
Property Address:	18B RUIHI STREET

Date: 28 Sep 2015

Land Feature Reference: 27384

Land Feature Type: INFO - Building
Safe and Sanitary Report - Independent Reports

Explanation:

Permit J084580 for home units - No final inspection recorded on file.
Final as-built structure changed from original construction drawings submitted - No record of changes on file
Permit 521 - Alterations for flats - No record of inspections on file

Reference:

Refer to report received on 11 September 2015 from Aotearoa Property Inspections

Note: This Land feature relates to Flat 2 DPS 28881 on Lot 25 DP 2850 only
18b Ruihi Street Rotorua

Initiating Officer

Authorising Officer

Name:	Ann Kelly	Name:	Darrell Holder
Position:	BUSINESS SUPPORT ADVISOR	Position:	BUILDING SOLUTIONS LEAD
Date:	28/09/2015	Date:	28/09/2015
Signature:		Signature:	

Please contact: Compliance Solutions for further information.



RRD00223UL

Document Number: RDC-582040

Date Registered: 29/9/2015

28 September 2015

The Property Owner
18B Ruihi Street
ROTORUA 3010

File No: P01758

To Whom It May Concern,

Property Location: 18B RUIHI STREET
Legal Description: Flat 2 DPS 28881 on Lot 25 DP2850
Land Feature Reference: 27384

Rotorua Lakes Council has recently identified information in relation to your property at the above address. A Property File Notice has been placed on the Council file for this property. A copy of the notice is attached for your information.

Such notices are necessary to alert Council staff or any other person having an interest in the property to matters that affect or may affect the use of that property.

If you have any queries or concerns regarding this notification, please contact the Customer Centre between 8.00am – 5.00pm Monday – Friday.

Yours faithfully



Ann Kelly
Consents Solutions
Business Support Advisor

23 September 2015

Please Quote: P01758-BUILDING

Doc No: RDC-580764

Aotearoa Property Inspections
9 Hodgkins Street
ROTORUA 3015

Dear Sir

**SAFE AND SANITARY REPORT FOR BUILDING WORK WITHOUT AUTHORISATION OR
INCOMPLETE RECORDS – HOME UNITS**

ADDRESS: 18B RUIHI STREET ROTORUA

We acknowledge receipt of the Report received and this will be placed on the property file for future reference.

Council accepts no responsibility for the accuracy of the report and acceptance is solely based on the report's contents and should not be seen as a compliance check against the relevant standards applicable at the time.

Any other issue relating to this property not identified or covered by the report is outside the scope of this acceptance.

The acceptance of this report will appear on any future Land Information Memorandum reports.

Yours faithfully



Ann Kelly
Consents Solutions Business Support Advisor



RRD002222Y

Document Number: **RDC-580764**

Date Registered: **23/9/2015**

E l i s h a P a u l

From: i
Sent: e \$ \$ i o t \$ o o \$
To: \$
Cc: \$ \$ \$ \$ \$
Subject: \$ \$ \$ f \$
Attachments: \$ \$ f \$ \$ t i

Context Information

From	E l i s h a P a u l
Dept / Sent	Information Solutions
Date	25 / 08 / 2021
Property	18PA01R7U5IHI
Property	18PA01R7U5IHI STREET, ROTORUA CENTRAL (St. A
Comments	TITLE PLAN deposited on 30/07/2021 for L 25 DP 2850. Flats plan DPS 28881 superse

Description of Changes

Change Of Legal Description

Property ID 18PA01R7U5IHI aStREET, ROTORUA CENTRAL (			
Old	06512*0997*00128 -	Flat 11	18PA01R7U5IHI STREET, R
	28881		CENTRAL
Old	06512*0997*00129 -	Flat 21	18PA01R7U5IHI STREET, R
	28881		CENTRAL
Old	0000/108	- Lot 25	18PA01R7U5IHI STREET, ROTOR
	2850		CENTRAL
New	06512*099*016726/061	27	18PA01R7U5IHI STREET, RO
	553815		CENTRAL
New	06512*099*026726/061	37	18PA01R7U5IHI STREET, RO
	553815		CENTRAL



Title Plan - DP 553815

Survey Number	DP 553815
Surveyor Reference	200002 Hogg
Surveyor	Nicholas Gordon Davies
Survey Firm	Cheal Consultants Limited
Surveyor Declaration	I Nicholas Gordon Davies, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 05 Jul 2021 10:51 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 25 DP 2850		
Status	Deposited		
Land District	South Auckland	Survey Class	Class A
Submitted Date	05/07/2021	Survey Approval Date	20/07/2021
		Deposit Date	30/07/2021

Territorial Authorities

Rotorua District

Comprised In

RT SA26B/843
RT SA26B/844

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 553815	Fee Simple Title	0.0334 Ha	961885
Lot 2 Deposited Plan 553815	Fee Simple Title	0.0678 Ha	961886
Area A Deposited Plan 553815	Easement		
Area B Deposited Plan 553815	Easement		
Area C Deposited Plan 553815	Easement		
Area D Deposited Plan 553815	Easement		
Area E Deposited Plan 553815	Easement		
Total Area		0.1012 Ha	

Schedule / Memorandum

Land Registration District

South Auckland

Survey Number

LT 553815

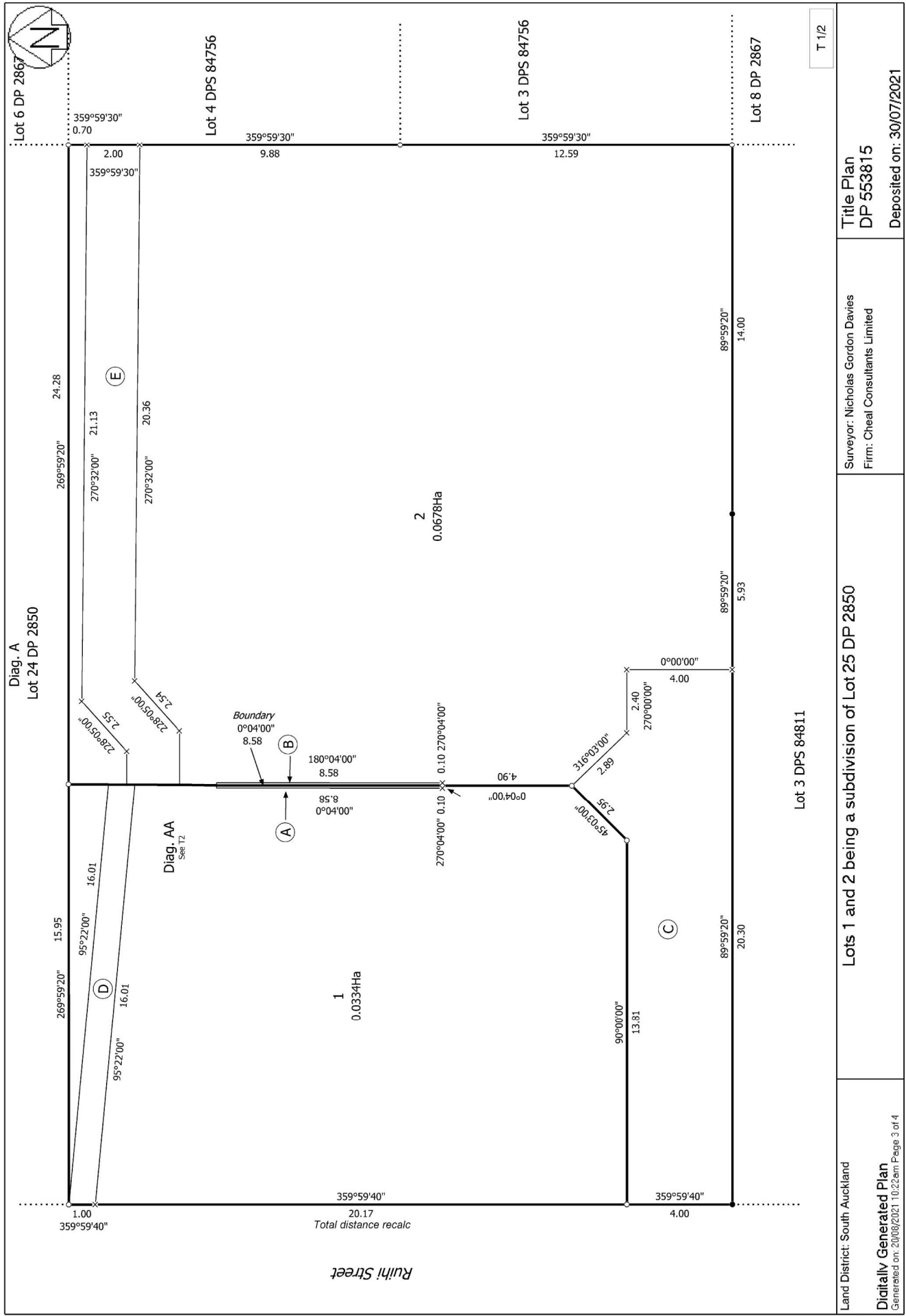
Territorial Authority (the Council)

Rotorua District

Memorandum of Easements

Last Edited: 26 Jan 2021 11:49:47

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement</u> <u>(Burdened Land)</u>	<u>Dominant Tenement</u> <u>(Benefited Land)</u>
Party wall	A	Lot 1	Lot 2
	B	Lot 2	Lot 1
Right of Way	C	Lot 2	Lot 1
Right to convey electricity, telecommunications	D	Lot 1	Lot 2
Right to drain sewage	E	Lot 2	Lot 1



RDC-1076190

**ROTORUA
LAKES COUNCIL****Application
For Water Connection**

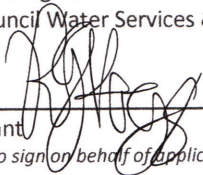
(Pursuant to Section 88 of the Resource Management Act 1991)

Rotorua Lakes Council is the operating name of Rotorua District Council



1. APPLICANT DETAILS	FOR OFFICE USE ONLY
Name of Property Owner/Company: _____ Richard Hogg, Karen Hogg & Mokoia Trustees (2007)Ltd	Application No: <u>22925</u>
Street address: [of new connection to be installed]: _____ 18B Ruihi Street, Victoria, Rotorua 3010	Valuation No: <u>06512-099-00-8</u>
Full legal description [Lot No., DPS SD Blk No.] <u>Lot 25 DPS 2850</u>	Water supply: <u>Central</u>
Name of applicant: [if different from above] agent ☐ : _____	P.File No: <u>P01758</u>
Phone: <u>027 6627955</u> Cell Phone: _____	Administration fee ☐ Yes ☐ No [Not applicable if a service line is already in place or where there is a change of use or relocation of use or relocation is required] <u>\$92.00</u> inclusive of GST on application
Correspondence to be sent to: [postal address]: _____ 18B Ruihi Street, Victoria, Rotorua 3010	Cashier Receipt No. <u>155419</u>
Email: <u>richard@rkh.nz</u>	Recorded by: <u>Sem Which</u>
Name and address for Metered Accounts [if applicable]: _____	Contact ID: 80-10-10-5625
	Date: <u>17/11/2020</u>
	Customer Received <u>8:42am</u> 17 NOV 2020 <u>SL</u>

2. CONNECTION DETAILS	Rotorua Lakes Council Customer Centre
Reason for connection:	
☐ New House ☐ Secondary dwelling ☐ Subdivision ☐ Change of use ☒ Separating services ☐ Redevelopment ☐ Relocation of connection ☐ Other	
Description of activity: <u>Freeholding existing cross lease section</u>	Consent No <u>RC17099</u>
Purpose for which water is supplied:	
☒ Domestic [0m ² -2000m ²] ☐ Domestic [over 2001m ²] ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Fire Supply ☐ Lifestyle [2000m ² -20 ^{ha}]	
Is the property already supplied with water? ☒ Yes ☐ No	
Does the existing supply need to be disconnected? ☐ Yes ☒ No	
Were any buildings demolished to which water was supplied? ☐ Yes ☒ No	
Connection size ID [standard size is 20mmID, specify]: <u>20mmID</u> mm	
(south-west)	
Preferred location of the connection [mark on site plan]. <u>3.80</u> metres from <u>XX</u> /right [circle] side of boundary.	
NB: Non-standard and all commercial connections require comprehensive services plans to be submitted at time of application.	

3. DECLARATION
I acknowledge the general conditions on the attached 'Notice to Applicants' form and hereby make application for the above water connection and agree to meet such fees, water rates, and/or conditions as may apply from time to time in respect to the Rotorua District Council Water Services & Trade Wastes Bylaws 2010, and the Local Government [Rating] Act 2002.
 Signature of applicant _____ Date: <u>16-11-20</u> [or person authorised to sign on behalf of applicant]

RDC-341385

20/11/20 Emailed AR

Document Set ID: 1776547

Version: 1, Version Date: 04/03/2021

4. ENGINEERING DEPARTMENT TO COMPLETE

✓ Tick if required

☐ Scheme Contribution [if required] Amount: \$ _____ Reference: _____

Connection – Additional Requirements

☐ Meter: [size] _____ ☐ Backflow Preventer: [Type] _____

☐ Allocation: [m3 / day] _____ Flow Rate: [litres/min] _____ Flow restrictor size: [litres/min] _____

☐ Water billing A/c required Account Opened ____/____/____ WB: _____ BK _____ Seq _____

Water Connection Class / Category: _____

Signed by: [Signature] Designation: Data Technician Date: 20/11/20

AS BUILT – WATER SERVICES

☒ As-Built records updated ☒ Scanned Signed: [Signature] GS Stamp here

Date Sent: 7-1-21 Date Completed: 7-1-21

☐ Scanned to Property File:

5. WATER CONNECTION APPLICATION – SITE PLAN

Diagram illustrating the site plan for the water connection application. The plan shows a rectangular property boundary with labels for the Rear boundary, Left side boundary, Right side boundary, and Front boundary. A North arrow (N) is indicated. A vertical line represents the Right of Way (ROW) to 18B, with a width of 4.00m. The distance from the Front boundary to the ROW is 3.80m. The street name is RUIHI STREET. The proposed water connection is shown as a line extending from the street to the property, labeled "Proposed Water Connection for 18B Ruihi Street".



Document Number: RDC-1087692

Date Registered: 18/12/2020

Application No.
22925APPROVED WATER CONNECTION
DETAILS/RECORD SHEET

Received

PROPERTY DETAILS

Applicant Name **RICHARD & KAREN HOGG - MOKIA TRUSTEES LTD**
Installation Address **18B RUIHI STREET**
Legal Description **Lot: 25 - DPS: 2850**

17 DEC 2020

SERVICE CONNECTION DETAILS

Approval Date 20/11/20
(application valid for 90 days from approval date)Installation Date 15/12/20Watermain/Rider Size 100 mm ID Type CI Depth 600 Dist. to Bdy 8
Service Line Size 20 mm ID Type MDPE Length 8

Water/Rider Main IDs

WV	0	1	1	0	7	3
WN	1	5	3	2	6	8
WL	1	7	0	0	1	7

CONNECTION INFORMATION

Toby/Manifold Size 20 mm ID Type/Brand AcufloPreferred Location: 3.8M RHBActual Location: 3.8 mtrs LHB RHB 0.3 mtrs Inside Bndry / Outside Bndry
Dimensions

*note: All measurements must be taken from a legal boundary peg.

Pressure 600 (K/Pa) Flow 58 (l/min)Time 11 : 40 am
(Please record time pressure & flow was taken)

PLEASE SUPPLY A SITE DRAWING (see over page..)

CERTIFICATION

I certify all the information on this form as being complete and correct, and that all materials and works are in accordance with the "RDC Specifications for Connections to Rotorua District Council Water Supply Networks".

Name Daniel Naranjo Signed [Signature] Date 15/12/20Water Service Provider Name Infracore.

Total Value of Work \$ _____ (GST Exclusive)

Road Opening
Notice
required? ☐



cheal

www.cheal.co.nz

NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Aerial imagery has been obtained from Rotorua District Council and is provided under a Creative Commons Public License. It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be absolute.

Registered Owner: Richard Hogg
Record of Titles: SA268/843 & SA268/844
Title Area: 1011m²

Contour Interval = 0.5
Boundary extent extracted from Landonline

Underground services shown are indicative only. It is the contractor's responsibility to identify existing utility locations and depths prior to construction.

Proposed Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefitted Land
Right of way	C	Lot 2 hereon	Lot 1 hereon
Party Wall	A	Lot 1 hereon	Lot 2 hereon
Party Wall	B	Lot 2 hereon	Lot 1 hereon
Right to drain sewage	E	Lot 2 hereon	Lot 1 hereon
Right to convey water, electricity, gas and telecommunications	F	Lot 1 hereon	Lot 2 hereon

APPROVED
Date: 5 August 2020

Rev	Date	Amendment	By	ICHL App
A	23/06/20		JCD	ICHL

Project Title
Richard Hogg
18a & 18b Ruihi Street, Rotorua

Drawing Title
Proposed Subdivision of
Lot 25 DP2850

Surveyed			
Designed			
Drawn	J Dowling	13/01/20	JCD
Checked	R Little	25/06/20	RD
Approved	H Davies	25/06/20	HGD

Status **RESOURCE CONSENT**

Scale A1		A3
A3	1:200	
Drawing Number		Rev
200002-SC001		A



C:\2020\13d\Synergy\Workspace\13d\CHAL\SVR\200002 - Richard Hogg_26019\CAD\120\Scheme 12d\model\Phy_10n_25-08-20_44.dwg



RRD002109D

Document Number: RDC-1087692

Date Registered: 18/12/2020

Application No.
22925APPROVED WATER CONNECTION
DETAILS/RECORD SHEET

Received

PROPERTY DETAILS

Applicant Name RICHARD & KAREN HOGG - MOKIA TRUSTEES LTD
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17 DEC 2020

Rotorua District Council

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(application valid for 90 days from approval date)

Installation Date

15/12/20

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Hansen ID

Water/Rider Main IDs

WL

CONNECTION INFORMATION

Toby/Manifold Size 20 mm ID Type/Brand Acuflo

Preferred Location: 3.8M RHB

Actual Location: 3.8 mtrs LHB (RHB) 0.3 mtrs Inside Bndry / Outside Bndry

Dimensions

*note: All measurements must be taken from a legal boundary peg.

Pressure 600 (K/Pa) Flow 58 (l/min)

(Pressure & Flow must be recorded prior to the installation of any flow restrictor)

Time 11 : 40 am

(Please record time pressure & flow was taken)

PLEASE SUPPLY A SITE DRAWING (see over page..)

CERTIFICATION

I certify all the information on this form as being complete and correct, and that all materials and works are in accordance with the " RDC Specifications for Connections to Rotorua District Council Water Supply Networks ".

Name Daniel Naranjo Signed [Signature] Date 15/12/20

Water Service Provider Name Infracore.

Total Value of Work \$ (GST Exclusive)

Road Opening
Notice
required? ☐



RRD002IHMK

Document Number: RDC-1081363

Date Registered: 1/12/2020

Certificate of Acceptance Circulation Checklist

Ref: CP 11

Ver: 06

Issued: 10 July 2015

IT-644527

Page 1 of 2

Copies Required	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre (✓)</i>	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	☒
N/A	Site Inspection Card completed	☒
N/A	Applicant Inspection card complete	☒
N/A	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	☒
1	Form 8 administratively complete and front cover signed appropriately	☒

BUILD CAT	COST CAT	RBW	NZSFC	CONTRACTOR	1 ST INSPECTOR
R1	IF	☐	☐		Ed Wilkins
ALLOCATED BY	CERTIFICATE OF ACCEPTANCE No. 81528				
LEE					

COA Application No.

Property File No.

Owner:

Project Location:

Description of Work:

COA Circulation Record:

Hazard/Caution/ Information (as noted on file)	N/A - Drainage only					Hard copy documents (attached) ☒	Electronic documents (in Trim) ☐
Discipline ✓	Review Date	Name	INFO RECORDED ✓	Other Permissions or Advice ✓	Review Completed		
☐ Engineering			☐	☐			
☐ Pollution Control			☐	☐			
☐ Planning			☐	☐			
☐ Geothermal			☐	☐			
☐ Licensing			☐	☐			
☐ Sport and Rec			☐	☐			
☒ Building (Ed Wilkins)	24/11/20	E Wilkins	☐	☐			

✓ "Info RECORDED" and in the "COA Review Form" contained within the certificate of acceptance file (COA#####) NB any info recorded will alert building officer to any potential non-compliance or if there is insufficient detail to make a decision.

✓ "Other Permission Required" and if these are show stoppers, contact applicant directly recording outcome in the "Consent Review Form" contained within the certificate of acceptance file (COA#####) Any required Planning permissions will result in a section 37 notice being issued with the building consent. Other permissions will be recorded as an advice note as reinforcement only!

"Review Completed" Sign in Review Completed column when your input into the certificate of acceptance review process is completed.

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)	Plans	☒	Supporting documentation	☒	Section 37 Notice	☒
	PIM	☒	Certificate of Acceptance	☒	Section 36 Notice	☒
Name					Date	25/11/20

RECEIVED
19 NOV 2020

This is for building work already completed. Only identify what needs to be corrected.

[illegible]

RDC-1079480

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

25 November 2020

**COUNCIL
COPY**

CHEAL CONSULTANTS LTD
PO BOX 396
ROTORUA 3040

File Ref: P01758
CoA no: 81528

Dear Sir/Madam,

CERTIFICATE OF ACCEPTANCE 81528

Address of Project: 18B RUIHI STREET

Please find enclosed your Certificate of Acceptance and its relevant Plans and Specifications.

The open drains can be back filled and compacted.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully



Ed Wilkins
Team Leader Building – Inspections
Building Services



Form 9 CERTIFICATE OF ACCEPTANCE

Section 99, Building Act 2004

The Building

Street address of building: **18B RUIHI STREET, ROTORUA CENTRAL**
Legal description of land where building is located: **FLAT 2 DPS28881**
Building name: **SANITARY SEWER DRAINAGE**
Location of building within site/block number: **REFER TO AS BUILT DRAINAGE PLAN**

The Owner

Name of owner: **HOGG, RICHARD JAMES**
Contact person: **CHEAL CONSULTANTS LTD**
PO BOX 396
ROTORUA 3040
Phone number: **cel 0064 027 6627955**

Acceptance of Compliance

The Territorial Authority named below, being satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code: Refer to the full COA application held on Council's property file for further information/clarification.

The Territorial Authority was only able to inspect the following parts of the building work identified above and this certificate is qualified as follows:

NZ Building Code Clauses Met: B2 Durability, G13 Foul water

NZ Building Code Clauses Not Met: No other Building Code Clauses were deemed applicable to this application

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirements to obtain a Building Consent for building work.

Ed Wilkins

Signature

Team Leader Building - Inspections

On behalf of: **ROTORUA DISTRICT COUNCIL (OPERATING AS ROTORUA LAKES COUNCIL)**
Date: **25 November 2020**

Edward Wilkins

From: Edward Wilkins
Sent: Tuesday, 24 November 2020 3:36 PM
To: 'James Dowland'
Subject: RE: [#200002] COA 81528 18b Ruihi St

Hi James

Thank you for the information. Have the drains been backfilled?

Regards
Ed

Ed Wilkins *Team Leader Building - Inspections, Building Services*
P: [07 351 8062](tel:073518062) | M: [027 636 0123](tel:0276360123) | E: ed.wilkins@rotorualc.nz | W: rotorualakescouncil.nz

From: James Dowland <JamesD@cheal.co.nz>
Sent: Tuesday, 24 November 2020 3:05 PM
To: Edward Wilkins <Edward.Wilkins@rotorualc.nz>
Subject: FW: [#200002] COA 81528 18b Ruihi St

Hi Edward

Please find attached the additional required information.

Regards

James Dowland
Cheal Consultants Ltd

From: Mangham Civil & Drainage Ltd [<mailto:admin@manghamcivil.co.nz>]
Sent: Tuesday, 24 November 2020 2:56 p.m.
To: James Dowland <JamesD@cheal.co.nz>
Cc: Richard Hogg <richard@rkh.nz>
Subject: Re: FW: [#200002] COA 81528 18b Ruihi St

Hi James,

- Grade 1/60
- We performed the normal water leakage test and flow test - passed with 0 drop in water level.
- Attached amended Statement.

On 24 November 2020 at 14:33 James Dowland <JamesD@cheal.co.nz> wrote:

Hi Mike

Could you please complete the 3 items below.

Thanks

James Dowland

Cheal Consultants Ltd

From: Edward Wilkins [mailto:Edward.Wilkins@rotorualc.nz]

Sent: Tuesday, 24 November 2020 10:17 a.m.

To: James Dowland <JamesD@cheal.co.nz>

Subject: COA 81528 18b Ruihi St

Hi James

I have received and reviewed your COA application.

Please provide the following confirmations/information.

1. What grade were the drains laid.
2. Confirm what leakage test was undertaken on the drains, and confirmation that the test passed.
3. Provide additional information to the Mangham statement:
 - Date
 - Name of the licenced drainlayer who completed the drainage work.
 - The signature of the drainlayer.

Further consideration will be given to your application on receipt of the above.

Regards

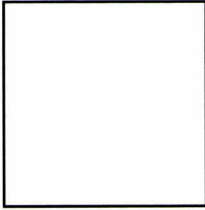
Ed

Ed Wilkins *Team Leader Building - Inspections, Building Services*

P: 07 351 8062 | **M:** 027 636 0123

E: ed.wilkins@rotorualc.nz | **W:** rotorualakescouncil.nz

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



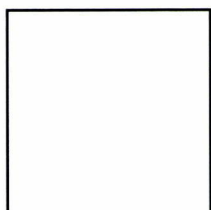
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Kind Regards,

Ashleigh Mangham

Mangham Civil & Drainage

M: 0272288009



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Statement of
Compliance



MANGHAM

CIVIL & DRAINAGE

24/11/2020

To whom it may concern,

New sewer for units 18A and 18B have been laid with 100mm pvc SN6 pipe and have been laid in accordance with G13 foul water building code and ASNZS 3500.

Varah Allott Mangham – licenced registered drainlayer (17313)

Yours sincerely

Varah Allott Mangham (Mike)

Mangham Civil & Drainage Limited

Edward Wilkins

From: James Dowland <JamesD@cheal.co.nz>
Sent: Tuesday, 24 November 2020 3:05 PM
To: Edward Wilkins
Subject: FW: [#200002] COA 81528 18b Ruihi St
Attachments: CCF_000070.pdf

Hi Edward

Please find attached the additional required information.

Regards

James Dowland
Cheal Consultants Ltd

From: Mangham Civil & Drainage Ltd [mailto:admin@manghamcivil.co.nz]
Sent: Tuesday, 24 November 2020 2:56 p.m.
To: James Dowland <JamesD@cheal.co.nz>
Cc: Richard Hogg <richard@rkh.nz>
Subject: Re: FW: [#200002] COA 81528 18b Ruihi St

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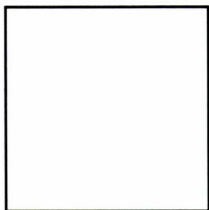
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Ed

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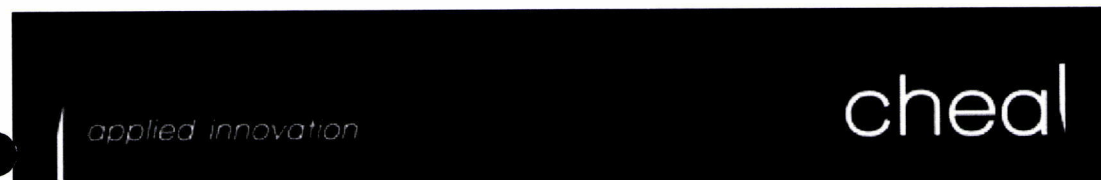
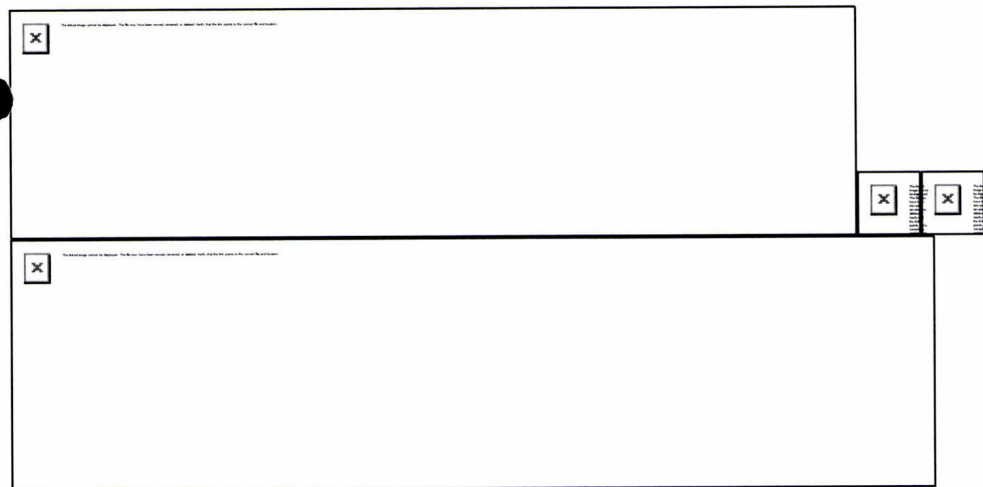
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Edward Wilkins

From: Edward Wilkins
Sent: Tuesday, 24 November 2020 10:17 AM
To: 'jamesd@cheal.co.nz'
Subject: COA 81528 18b Ruihi St

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Please provide the following confirmations/information.

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ROTORUA
LAKES COUNCIL

	Certificate of Acceptance Checklist	COA 01
		Ver: 04
		Issued: 14 January 2019
		RDC-166054
		Page 1 of 6

PROCESSING

COA No.: 81528.	Address 186 Ruhi ST.
Date: 24/11/20.	
Reviewer: E Wilkins	

COA Review				Comments (reasons for decisions)
Independent report provided from an approved author	☒ P	☐ F	☐ N/A	Cheal Consultants.
Report covers all building code clauses	☒ P	☐ F	☐ N/A	Considered acceptable.
NOTES FROM REPORT REVIEW: The application is short on rec'd information. Email sent 24/11/20 asking for more info.				
24/11/20 info requested rec'd/accepted.				
Site inspection not deemed necessary to confirm compliance with S13, B2, etc.				

INSPECTION

Date:		Contact on site including company and position within see above. 
Inspector:		
Health and Safety		
H&S assessment undertaken for entering the site and/ or consideration to inspect building work		

--

Stability					Comments (reasons for decisions)
B1	Structure	C	U	N/A	drainage only.
B2	Durability	C	U	N/A	Pipe system identified by licensed drainlayer.
Fire Safety					Comments (reasons for decisions)
C2	Prevention of Fire Occurring	C	U	N/A	s/s drainage only.
C3	Fire Affecting Areas Beyond the Fire Source	C	U	N/A	
C4	Movement to Place of Safety	C	U	N/A	
C5	Access and Safety for Fire Fighting Operations	C	U	N/A	
C6	Structural Stability	C	U	N/A	
Access					Comments (reasons for decisions)
D1	Access Routes	C	U	N/A	
D2	Mechanical Installation for Access	C	U	N/A	
Moisture					Comments (reasons for decisions)
E1	Surface Water	C	U	N/A	
E2	External Water	C	U	N/A	

E3	Internal Moisture	C	U	N/A	
Safety of Users					Comments (reasons for decisions)
F1	Hazardous Agents on Site	C	U	N/A	
F2	Hazardous Building Materials	C	U	N/A	
F3	Hazardous Substances and Processes	C	U	N/A	
F4	Safety From Falling	C	U	N/A	
F5	Construction and Demolition Hazards	C	U	N/A	
F6	Lighting for Emergency	C	U	N/A	s/s drainage only.
F7	Warning Systems	C	U	N/A	
F8	Signs	C	U	N/A	
F9	Pools	C	U	N/A	
Services and Facilities					Comments (reasons for decisions)
G1	Personal Hygiene	C	U	N/A	
G2	Laundrying	C	U	N/A	
G3	Food Preparation and Prevention of Contamination	C	U	N/A	
G4	Ventilation	C	U	N/A	
G5	Interior Environment	C	U	N/A	
G6	Airborne Impact and Sound	C	U	N/A	

Further action required (NTF or BC, etc.):

Decision on whether the building is dangerous or insanitary: Dangerous Building (in the ordinary course of events – excluding an earthquake) Building is likely to cause injury or death to a person or damage to other property through collapse or otherwise or fire or: Insanitary Building – is offensive or injurious to health because of how it is situated or constructed or is in a state of dis repair or has insufficient or defective provisions against moisture or doesn't have potable water or sanitary facilities.

Text:

This certificate of acceptance is issued for the above building code clauses as marked as “C” where Council is satisfied on reasonable grounds that compliance with the relevant code clause has been met.

(Please list these clauses with written description e.g. “E2 External Moisture” on the certificate of acceptance)

This certificate of acceptance is not issued for the above building code clauses marked as “U” as Council is not satisfied on reasonable grounds that compliance with the relevant code clause has been met.

(Please list these clauses with written description e.g. “E2 External Moisture” on the certificate of acceptance)

This certificate of acceptance does not cover any of the above building code clauses marked “NA” as Council does not believe they apply to the completed building work.

(Please list these clauses with written description e.g. “E2 External Moisture” on the certificate of acceptance)

COA approved (conditional or not) ☒

By signing this I am satisfied on reasonable grounds that compliance with the Building Code is established to the extent and with limitations if any as listed above. The Certificate of Acceptance can now be issued on receipt of the appropriate fees and levies are paid.

Name: E Wilkins Signature:  Date: 25/11/20.

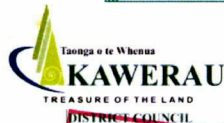
Refuse to issue COA ☐

By signing this I am not satisfied on reasonable grounds that compliance with the Building Code is established to the extent required to enable the Certificate of Acceptance to be issued

Name: _____ Signature: _____ Date: _____

Decision reviewed by:

Name: _____ Signature: _____ Date: _____



Form 8

APPLICATION FOR CERTIFICATE OF ACCEPTANCE Section 97, Building Act 2004

Received

19 NOV 2020 10:07

Rotorua Lakes Council

Customer Centre

1. THE BUILDING [if item is not applicable put N/A in the space]		OFFICE USE ONLY:
Street address of building: <u>18B Ruihi Street, Victoria, Rotorua</u>		File No. <u>81528</u>
[If no street address – details of nearest intersection] _____		Consent/PIM Number: _____
Legal description of land where building is located:	Lot <u>25</u> DP <u>2850</u>	Compliance Schedule No: _____
Site area: <u>1012</u> m ²	Sec _____ Block _____	Date received: <u>19/11/20</u>
Building name: _____	Valuation No: <u>06512*099*00*B</u>	Vetted _____
Location of building within site/block number: [Include nearest street access] _____		Complete/Incomplete/Exempt _____
<u>Flat 2 / Lot 2</u>		Name _____
Number of levels: [Above & below ground] <u>2</u>	Level/Unit No: _____	Date _____
Floor area: <u>180</u> (sq m) [Indicate area affected by the building work]		Signature _____
Current, lawfully established, use: <u>Group building</u>	Year First Constructed: <u>1980</u>	Restricted Building Work? Yes ☐ No ☐
[Add no. of occupants per level and per use if more than 1] _____		

2. OWNER	3. AGENT
Name of Owner: <u>Richard Hogg, Karen Hogg & Mokoia Trustees (2007)Ltd</u> [include preferred form of address, eg, Mr, Miss, Dr, if an individual]	*Name of Agent: <u>Cheal Consultants</u> [only required if application is being made on behalf of the owner]
*Contact person: <u>Richard Hogg</u>	*Contact person: <u>James Dowland</u>
Mailing address: _____ <u>18B Ruihi Street, Victoria, Rotorua 3010</u>	Mailing address: <u>Box 396 Rotorua</u>
Street address/registered office: _____	Street address/registered office: <u>1180 Amahia St</u>
Phone No: _____ Landline: _____	Phone No: <u>027 6841394</u> Landline: <u>07 3498474</u>
Mobile: <u>0276627955</u> Daytime: _____	Mobile: _____ Daytime: _____
After hours: _____ Facsimile: _____	After hours: _____ Facsimile: _____
Email: <u>richard@rkh.nz</u>	Email: <u>jamesd@cheal.co.nz</u>
Website: _____	Website: _____
The following evidence of ownership is attached to this application: <u>Certificate of Title</u>	Relationship to owner: <u>Surveyor</u>
[copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]	[State full name, mailing address, phone number(s), facsimile number(s) and email address(es)]
First point of contact for communications with the council/building consent authority: <u>Owner: Richard James Hogg</u> <u>18B Ruihi St, Rotorua 3010, Ph 027 6627955, email richard@rkh.nz</u>	
[State full name, mailing address, phone number(s), facsimile number(s) and email address(es)]	

4. APPLICATION

I request that you issue a certificate of acceptance for the building work described in this application.

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

Date: 09/11/2020

5. BUILDING WORK

Description of the building work: As part of resource consent RC17099 to Freehold existing crosslease titles, Building consent is requested to install new sewer line for lot 2 to an existing unused connection on main sewer line, and to relocate existing sewer line from lot 1 further away from the building on Lot 2 (bypassing the existing laterals to Lot 2) to reconnect with the existing sewer connection to the main line. (A misunderstanding between the surveyor who was organising this project and the drainlayer has resulted in sewers being laid connected and ready for testing without the building consent)

Date building work carried out: 19th Oct 2020

The personnel who carried out the building work are as follows: Mangham Civil & Drainage

8 Argus St, Sunnybrook Rotorua 3015 - Ph 027 2288225 - email admin@manghamcivil.co.nz - Reg No 17313

[list names, addresses, phone numbers, and (where relevant) registration numbers]

Did the building work result in a change of use of the building? Yes / No (please circle)

If yes, provide details of the new use: _____

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

List building consents previously issued for this project (if any): nil

[list who issued the consent, the date of issue and the consent number]

Estimated value of the building work on which building levy will be calculated (including GST): \$ Drainage Work \$3,500.00

[state estimated value as defined in section 7 of the Building Act 2004]

** The following plans and specifications are attached to this application: _____

[list/describe/identify plans and specifications]

Reasons why a certificate of acceptance is required:

The owner, or the owner's predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because: Misunderstanding between project manager and Drainlayer meant that a building consent was not obtained before new sewer lines were connected.

A building consent could not practically be obtained in advance because the building work had to be carried out urgently:
[delete one of the following]

(a) for the purpose of saving or protecting life or health or preventing serious damage to property
as follows: N/A

(b) in order to ensure that a specified system was maintained in a safe condition or made safe
as follows: _____

The building consent authority that granted the building consent is unable or refuses to issue a code compliance certificate in relation to the building work, and no other building consent authority will agree to issue a code compliance certificate for the building work:

[state details of name of building consent authority and building consent granted]

6. COMPLIANCE SCHEDULE

The specified systems for the building are as follows: _____

[specific systems are defined in regulations]

The following specified systems were altered, added to, or removed in the course of the building work:

Private sewage lines

☐ There are no specified systems in the building.

7. ATTACHMENTS

The following are attached to this application:

- ☐ Project information memorandum
- ☒ Plans and specifications
- ☒ Certificates from personal who carried out the building work
- ☐ Energy work certificate



* Delete if the applicant is an individual.

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

‡ Delete if the agent is an individual.

Delete item that is inapplicable

Delete if inapplicable, only applies if an application for a certificate of acceptance is made under section 96(1)(a) of the Building Act 2004.

** All plans and specifications must meet the minimum requirements set out in the regulations or any other requirements of the building consent authority.

Building Admin/Circulation	\$ <u>110.25</u>	Granted by <u>E Wilkins</u>
Technical Processing fee	\$ <u>144.75</u>	Signature <u>[Signature]</u>
Inspection fee	\$ <u>144.75</u>	Date <u>25/11/20.</u>
Certificate of Acceptance	\$ <u>543.00</u>	
Industry Levy (MBIE)	\$ <u>—</u>	
Industry Levy (BRANZ)	\$ <u>—</u>	Issued by <u>R Kennedy</u>
Project exceeds \$300,000.00 (Additional charge required)	\$ <u>—</u>	Signature <u>[Signature]</u>
LODGEMENT FEE	\$ <u>942.75</u>	Date <u>25/11/20</u>
Technical processing fee	\$ <u>—</u>	
Inspection fee	\$ <u>No imp OK.</u>	
Other	\$ <u>—</u>	
TOTAL BALANCE PAYABLE	\$ <u>—</u>	
Lodgement deposit	\$ <u>942.75</u>	
Date paid	<u>19.11.20</u>	
Receipt No.	<u>160251</u>	
Consent fee balance	\$ <u>—</u>	
Date paid	<u>—</u>	
Receipt No.	<u>—</u>	

CERTIFICATE OF ACCEPTANCE
No. 81528

	Certificate of Acceptance Vetting Checklist <i>For initial completion by the applicant</i>	Ref: COAV 01 Ver:4 Issued 9 January 2020 RDC-117496 Page 1 of 2
--	--	---

Copies Rqd	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre</i>	Complete
2	Geyserview printout (contour plan) checked with Applicant for Correctness	☒
1	Certificate of Acceptance Checklist (Yellow Document) has been completed	☒

Document	Description	Applicant to Complete	Plan/Spec No.	RDC USE ONLY
Address		S	N/A	P F N/A
Certificate of Acceptance Form 8 completed and signed		S	N/A	☒ P F
Documents				
To avoid having your application returned please ensure the plan/specification No. is provided where appropriate.		S	N/A	P F N/A
1	Two copies of a report prepared from an independent professional whom holds indemnity insurance. (proof of cover is necessary)	S		☒ P F N/A
2	This report must clearly identify how the building work complies or does not comply with each of the 35 NZ Building Code Clauses. (whether applicable or not) Support application with photos, statements etc as applicable	S	N/A	P F ☒ N/A
3	Supporting information to demonstrate when work was complete including statements, invoices, receipts etc that include dates	S	N/A	☒ P F N/A
4	Schedule of persons whom carried out the work	S	N/A	☒ P F N/A
5	Plans and specifications to the same quality as if applying for a building consent (site plan including dimensions to boundaries, floor plan, elevations, cross sections, drainage details, day lighting angles)	S	N/A	☒ P F N/A
6	Current certificate of title no more than 6 months old Calculated inspection time and travel?	S	N/A	P ☒ F N/A
Additional Fees				
Calculated inspection time and travel?				☒ P F N/A
For non-fixed cost "Building Consent" applications please				
Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like (discussed?)				☒ Y N Mail

Agent to complete and sign below
 Owner has been advised that this Certificate of Acceptance application may have implications under the District Plan, other Acts or Bylaws.

Name James Dowling Signed [Signature] Date 19/11/20

Applicant **RDC**

S = Supplied (2 copies) P = Pass

N/A = Not Applicable F = Not supplied – further information required N/A = Not Applicable

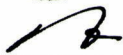
Inspection and Fees Calculation Sheet

400 INSPECTIONS (Circle correct letter)	Guide Only– (min ¼ hour increments)	# of Insp	# of ¼ hour Increments						
Combined inspections – complete free text on sheet 2			0						
Siting, Footings, Foundations	3								
Retaining Walls	2-3								
Subfloor Bracing & Fixing	2								
Pre-floor P&D	2								
Pre-floor P&D including Siting (rib-raft)	3								
Concrete Floor Building	2								
Pre-Wrap <200-<300->	3-4-5								
Wrap Only	2								
Wrap/Cavity Battens	3								
½ High Brick	2								
Bond Beams (One Block- full basement)	2-3								
Precast Concrete Work	2								
Pre Plaster	3								
Solar water heater	2								
Preline Building	3								
Preline P&D	2								
Wet Areas/Tanking/Basements	2								
Postline (Addition – New Dwelling)	0.5 – 0.75								
Sanitary & Stormwater Drainage)	0.5 – 0.75								
Enclosed Decks – membrane roofs/gutters	2								
Disconnection drainage	2								
Swimming Pools (Pool fencing)	2								
Solid Fuel Heater	2								
In Built Solid Fuel Heater	2								
Final Inspection (Res ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)								
Free text - complete free text on sheet 2			0						
Total		#	#						
1	Total number of ¼ hour increments x \$48.25 = (Inspection cost)		\$						
2	Travel (total travel time one way only, calculate by using Google maps for RLC)	<table border="1"> <tr> <td># of inspections</td> <td>\$/minute</td> <td>Time/ trip</td> </tr> <tr> <td></td> <td>x \$3.00</td> <td>x =</td> </tr> </table>	# of inspections	\$/minute	Time/ trip		x \$3.00	x =	\$
# of inspections	\$/minute	Time/ trip							
	x \$3.00	x =							
3	CCC Assessment (Not required for fixed cost BC applications)		\$						
TOTAL INSPECTION CHARGE (Transpose this charge onto page 1)			\$						



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land



Identifier SA26B/843
Land Registration District South Auckland
Date Issued 22 September 1980

Prior References

A2B/1495

Estate Fee Simple - 1/2 share
Area 1011 square metres more or less
Legal Description Lot 25 Deposited Plan 2850

Registered Owners

Michael Anthony Pinfold

Estate	Leasehold	Instrument	L H307225.2
		Term	999 years commencing on 1.8.1980
Legal Description	Flat 1 Deposited Plan South Auckland 28881		

Registered Owners

Michael Anthony Pinfold

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

Subject to Section 8 Coal Mines Amendment Act 1950 (Affects Fee Simple)

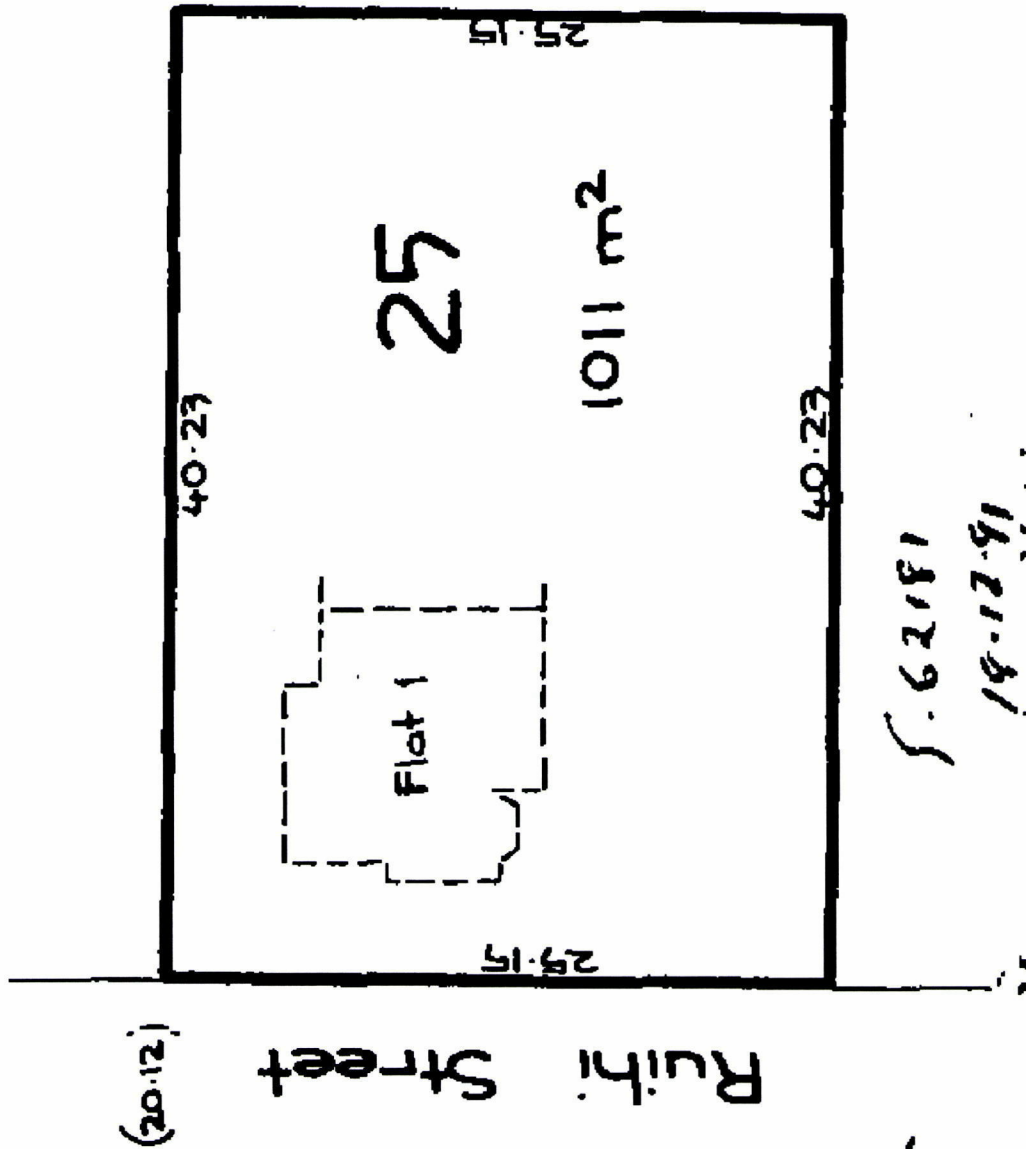
H307225.2 Lease of Flat 1 DPS 28881 Term 999 years commencing on 1.8.1980 Composite CT SA26B/843 issued - 22.9.1980 at 11.58 am (Affects Fee Simple)

H307225.3 Lease of Flat 2 DPS 28881 Term 999 years commencing on 1.8.1980 Composite CT SA26B/844 issued - 22.9.1980 at 11.59 am (Affects Fee Simple)

B204868.3 Variation of Lease H307225.2 - produced 23.5.1994 at 9.02 am and entered 1.7.1994 at 9.00 am

B204868.4 Variation of Lease H307225.3 - produced 23.5.1994 at 9.02 am and entered 1.7.1994 at 9.00 am

● ●
Bik 1 Tarawera S.D.





Parcel Information

Parcel is highlighted.

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Ozone Parcel ID	PFile	Full Address and Parcel Name
6726/28 (HOLDING) Title(s) SA26B/843	P01757	18A RUIHI STREET , ROTORUA CENTRAL (Flat 1 DPS 28881)
6726/29 (HOLDING) Title(s) SA26B/844	P01758	18B RUIHI STREET , ROTORUA CENTRAL (Flat 2 DPS 28881)
0000/108 (SURVEYED) Title(s)	UNDERLYING SU	RUIHI STREET , ROTORUA CENTRAL (Lot 25 DP 2850)

Valuation Number: 06512*099*00*A
 Capital Value: \$440,000.00
 Land Value: \$235,000.00
 Improvements: FLAT OI
 Legal Desc: FLAT 1 DPS 28881 ON LOT 25 DP 2850 -HAVING INT IN 1012 SQ METRES
 Area (ha): 0.0000
 Address: 18A RUIHI STREET
 Record Title: SA26B/843
 1 refuse charge(s)
 1 sewer connection(s)
 1 water connection(s)
 1 parcel(s)
 Comments: 1 dwellings

Handwritten signature

Valuation Number: 06512*099*00*B
Capital Value: \$485,000.00
Land Value: \$280,000.00
Improvements: FLAT OI
Legal Desc: FLAT 2 DPS 28881 ON LOT 25 DP 2850 -HAVING INT IN 1012 SQ METRES
Area (ha): 0.0000
Address: 18B RUIHI STREET
Record Title: SA26B/844
1 refuse charge(s)
1 sewer connection(s)
1 water connection(s)
1 parcel(s)
Comments: 1 dwellings

Building Consent(s) Please note that there may be other building consents on the property file other than those listed here due to data capture issues.

Resource Consent(s) Please note that there may be other resource consents on the property file other than those listed here due to data capture issues.

Application Id: 17099*
Type: SUBDIVISION CONSENT - DISCRETIONARY
Details: To convert crosslease to freehold.
Applicant: HOGG, RICHARD JAMES (1 of 1)
Agent: CHEAL CONSULTANTS LTD
Date Received: 07/07/2020
Decision Date: 05/08/2020
Status: Granted
Related Building Consent:



Parcel Information

Parcel is highlighted.

This map is a user generated static output from an Internet mapping site and is for reference only.

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Ozone Parcel ID	PFile	Full Address and Parcel Name
6726/28 (HOLDING)	P01757	18A RUIHI STREET , ROTORUA CENTRAL (Flat 1 DPS 28881)
Title(s) SA26B/843		
6726/29 (HOLDING)	P01758	18B RUIHI STREET , ROTORUA CENTRAL (Flat 2 DPS 28881)
Title(s) SA26B/844		
0000/108 (SURVEYED)	UNDERLYING SU	RUIHI STREET , ROTORUA CENTRAL (Lot 25 DP 2850)
Title(s)		

Valuation Number: 06512*099*00*A

Capital Value: \$440,000.00

Land Value: \$235,000.00

Improvements: FLAT OI

Legal Desc: FLAT 1 DPS 28881 ON LOT 25 DP 2850 -HAVING INT IN 1012 SQ METRES

Area (ha): 0.0000

Address: 18A RUIHI STREET

Record Title: SA26B/843

1 refuse charge(s)

1 sewer connection(s)

1 water connection(s)

1 parcel(s)

Comments: 1 dwellings

Valuation Number: 06512*099*00*B
Capital Value: \$485,000.00
Land Value: \$280,000.00
Improvements: FLAT OI
Legal Desc: FLAT 2 DPS 28881 ON LOT 25 DP 2850 -HAVING INT IN 1012 SQ METRES
Area (ha): 0.0000
Address: 18B RUIHI STREET
Record Title: SA26B/844
1 refuse charge(s)
1 sewer connection(s)
1 water connection(s)
1 parcel(s)
Comments: 1 dwellings

Building Consent(s) Please note that there may be other building consents on the property file other than those listed here due to data capture issues.

Resource Consent(s) Please note that there may be other resource consents on the property file other than those listed here due to data capture issues.

Application Id: 17099*
Type: SUBDIVISION CONSENT - DISCRETIONARY
Details: To convert crosslease to freehold.
Applicant: HOGG, RICHARD JAMES (1 of 1)
Agent: CHEAL CONSULTANTS LTD
Date Received: 07/07/2020
Decision Date: 05/08/2020
Status: Granted
Related Building Consent:

**COUNCIL
COPY**

MANGHAM

CIVIL & DRAINAGE

QUOTE

Richard Hogg



Date
29 Sep 2020

Expiry
13 Oct 2020

Quote Number
QU-0026

GST Number
131-524-846

Mangham Civil & Drainage
Limited
8 Argus Street
Sunnybrook
Rotorua 3015
NEW ZEALAND
Ph: 0272288225
admin@manghamcivil.co.
nz

18a & 18b Ruihi Street - Sewer

Thankyou for inviting Mangham Civil & Drainage to supply you with an estimation for your drainage needs. Please find below our estimation for your consideration.

Description	Quantity	Unit Price	Amount NZD
Expose existing sewer main. Excavate trench for new sewer line. Lay new sewer from new connection across back of the house and along the side of house. Find existing laterals going into house from existing sewer line, cut and end cap old existing sewer line. Carry on laying new sewer line up side of house and connect new sewer line up to existing sewer connections coming from house. Backfill and reinstate trench. Draw asbuilts and have inspected.	1.00	3,066.52	3,066.52

Pricing includes labour and machinery costs to date.
We will always discuss with you if there are any changes or variations in the scope of works contained in this estimate. We thank you for the opportunity to quote this work for you.

Subtotal	3,066.52
TOTAL GST 15%	459.98
TOTAL NZD	3,526.50

cheal

www.cheal.co.nz

NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Aerial imagery has been obtained from Rotorua District Council and a proposed under a Creative Commons Public License. It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be absolute.

Registered Owner: Richard Hogg
Record of Titles: SA26B/843 & SA26B/844
Title Area: 1011m²

Contour interval = 0.5
Boundary extent extracted from Landonline

Underground services shown are indicative only. It is the contractors responsibility to identify existing utility locations and depths prior to construction.

CERTIFICATE OF ACCEPTANCE

Proposed Memorandum of Arrangements			
Purpose	Shown	Burdened Land	Benefitted Land
Right of way	C	Lot 2 hereon	Lot 1 hereon
Party Wall	A	Lot 1 hereon	Lot 2 hereon
Party Wall	B	Lot 2 hereon	Lot 1 hereon
Right to drain sewage	E	Lot 2 hereon	Lot 1 hereon
Right to convey water, electricity, gas and telecommunications	F	Lot 1 hereon	Lot 2 hereon

RC 17099

Rev	Date	Amendment	By	ICM App
A	23/05/20	Final Issue	JCB	RCL HGD

Project Title:

Richard Hogg
18a & 18b Ruihi Street, Rotorua

Drawing Title:

Proposed Subdivision of
Lot 25 DP2850

Surveyed	Designed	Drawn	Checked	Approved
	J Downard	13/01/20	JCB	
	R Linn	23/05/20	RCL	
	J Downard	23/05/20	HGD	

Status: **RESOURCE CONSENT**

Scale A1
A3 1:200 A3

Drawing Number
200002-SC001 Rev
A

Ruihi Street

Legal Road [23.12]

100mm AC Watermain

Underground telecom

Approximate position of
underground power
and telecom

Proposed water
connection

Existing water
connection

Extg
soakhole

Existing dwelling

Lot 1

333m²
RT SA26B/843
Flat 1 DPS 28881

Extg
soakhole

Yard restriction line

#18A
#18B

13.81

RDC Fig A4.1 turning

20.3

Lot 24
DP 2850

Cut and cap

24.42

Existing 100 Ø Sewer line

Existing dwelling

Lot 2

678m²
Net Site Area= 511m²
RT SA26B/844
Flat 2 DPS 28881

Boundary is centreline of
concrete walls and their
extension

Extg
soakhole

Extg
soakhole

Extg connection
plotted from RDC GIS

25.15
100 Ø EW sewer line

Extg SSMH

Lot 4
DPS 84756

Lot 3
DPS 84756

Lot 3
DPS 84811

288.0m

Lot 8
DP 2867



2

CERTIFICATE OF ACCEPTANCE

Nº 81528





CERTIFICATE OF ACCEPTANCE

81528

CERTIFICATE OF ANALYSIS

NO. 81528

4



Angela Bag 3029
Rivonia Mail Centre
Rivonia 3046
Fax 07 349 0993

COUNCIL
COPY

BUILDING UNIT

AS BUILT DRAINAGE PLAN

Inspection Booking Phone 07 349 5646

Street: Ruth Street No: 18 B

Lot: _____ DPS: 28881

Owner: Richard Hogg

Drainlayer: V.A Mangham

Reg No: 17313

Consent No: _____

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.

CERTIFICATE OF ACCEPTANCE

No. 81528

Flat 1

Flat 1
sewer

<2500>

<3120>

Flat 2
DPS 28881
C.I 268/844

11450
2000

<3300>

<1500>

<3100>

• = inspection

existing inspection

cleaning
eye.

5200

5400

Boundary

1700

Date: _____

COUNCIL
COPY

MANGHAM

CIVIL & DRAINAGE



To whom it may concern,

New sewer for units 18A and 18B have been laid with 100mm pvc SN6 pipe and have been laid in accordance with G13 foul water building code and ASNZS 3500.

Yours sincerely

Mangham Civil & Drainage Limited

*email sent re
further info req'd.*

SmartPAK Material Damage Insurance

This schedule forms part of the Policy Wording. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured	Client No	Cover No
Mangham Civil & Drainage Limited	141-0G7HV	1747994-000-02
The Insurer		Insurer Policy No
Monument Insurance (NZ) as underwriting agent for QBE Insurance (Australia) Ltd AIG Insurance NZ Ltd Certain Underwriters at Lloyd's (Administered by OMPL)		PLNQZ008-0
Period of Insurance	From 22/05/20 to 22/05/21 at 4:00pm; Local Standard Time	

SCHEDULE OF INSURED PROPERTY

Location	8 Argus Street, Sunnybrook, Rotorua, 3015
Business Activity	Civil & Drainage
Buildings	\$0
Plant & Stock	The maximum payable under this policy for Plant and Stock shall not exceed \$1,000,000 any one event.
Other Property	

POLICY DETAILS

Policy Wording SmartPAK Material Damage Policy Wording Dec 2015
To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine MDSME1215.

The Policy may be subject to additional conditions which alter the cover provided by your policy. Please see below for any endorsements or warranties that apply.

Standard Material Damage Policy Clauses

MD01 Acts of Civil Authorities	Included
MD02 Alternative Residential Accommodation	Included
MD03 Capital Additions	\$0
MD04 Change of Temperature	Included
MD05 Claims Assessment	Included
MD06 Contractual Value	Included
MD07 Cover Plus	Included
MD08 Designation of Property	Included
MD09 Electrical Damage	\$10,000
MD10 Excess	Included
MD11 Expediting Costs	Included
MD12 General Average	Included
MD13 Goods and Services Tax (GST)	Included
MD14 Gradual Damage	\$10,000
MD15 Hazardous Substance Emergency Charges	\$50,000
MD16 Hazardous Substance Emergency Expenses	Included
MD17 Keys and Locks	Included
MD18 Landslip and Subsidence	\$500,000
MD19 Money	
- Section A	\$20,000
- Section B	\$5,000
MD20 Other Interests	Included
MD21 Other Premises Storage	Included
MD22 Professional Fees	Included
MD23 Property in the Care Custody or Control of the Insured	Included
MD24 Property in the Course of Construction	\$0
MD25 Property Sold	Included
MD26 Protection Costs	Included
MD27 Redundant Plant	Included
MD28 Redundant Stock	Included
MD29 Reinstatement of the Amount of Insurance	Included
MD30 Reinstatement Memorandum	Included
MD31 Removal of Debris	Included
MD32 Repair or Reinstatement of by the Insured	Included
MD33 Reservoirs, Tunnels and Bridges	\$100,000
MD34 Residential Property - Natural Disaster Damage	Included
MD35 Restoration and Reproduction Costs	Included
MD36 Rewards	Included
MD37 Smoke Damage	Included
MD38 Spoilage	\$20,000
MD39 Temporary Removal	Included
MD40 Theft	Included
MD41 Theft from Motor Vehicle or Storage Container	Included
MD42 Transit of Property	\$20,000
MD43 Undamaged Foundations	Included
MD44 Unharmful Property	Included

Optional Material Damage Policy Clauses

MD45 Computer Breakdown	\$10,000
MD46 Constructive Loss	Included

CERTIFICATE OF ACCEPTANCE

MD47 Floor Space Ratio
 MD48 Pressure Vessel Clause
 MD49 Seasonal Stock Increase
 MD50 Stock Declaration Conditions
 MD51 Sustainable Rebuilding Costs

No. 81528

Included
 Included
 Excluded
 Excluded
 Excluded

ENDORSEMENTS AND / OR WARRANTIES

BURGLAR ALARM SYSTEM WARRANTY

The indemnity under this insurance is conditional upon compliance with the following requirement:

When the Insured Location is protected by a burglar alarm system and left unattended, the Insured is to ensure the burglar alarm system is armed and kept operative, and where the burglar alarm system is monitored by a security company, such monitoring is to be maintained during the Period of Insurance.

Any breach of this warranty without the knowledge or consent of the Insured shall not prejudice this insurance.

FIRE PROTECTION WARRANTY

The indemnity under this insurance is conditional upon compliance with the following requirement:

When the Insured has disclosed that their Location has fire protection in the form of a sprinkler system, hose reel(s), fire extinguisher(s) or smoke or heat detection equipment, the Insured is to ensure this fire protection equipment is maintained in good working order during the Period of Insurance.

Any breach of this warranty without the knowledge or consent of the Insured shall not prejudice this insurance.

ANYWHERE IN NEW ZEALAND ENDORSEMENT

The following endorsement attaches to SmartPAK Material Damage Policy Wording

This policy extends to cover Loss or Damage during the Period of Insurance to Plant and Stock located anywhere in New Zealand, not otherwise provided for under the definition of Location contained in this policy.

The Insurer's liability under this endorsement will not exceed \$25,000 any one event.

Where there is a claim covered by this endorsement and the Loss or Damage exceeds the declared value, payment of the claim is conditional on the Insured paying an additional annual premium on the difference between the declared value and the amount of the Loss or Damage.

In all other respects this policy remains unaltered.

EXCESSES

Standard	\$350
Money	\$350
Burglary	\$1,000
Theft	\$2,500
Landslip or Subsidence	\$5,000



Natural Disaster - (Earthquake, Volcanic Eruption, Geothermal Activity, Hydrothermal Activity, Subterranean Fire, Tsunami and Fire following)

For the Regions of Northland, Auckland and the District of Dunedin City for buildings constructed post 1934, and for the District of Christchurch City for buildings constructed post 2004, and any Insured Property located in them.	1% of the Location sum insured, minimum \$1,000.
For the Region of Wellington for buildings constructed post 1934 and any Insured Property located in them.	5% of the Location sum insured, minimum \$5,000.
For the rest of New Zealand for buildings constructed post 1934 and any Insured Property located in them.	2.5% of the Location sum insured, minimum \$2,500.
For pre-1935 Building risks in all Regions. This applies where the Building was constructed prior to 1935, or where Plant / Stock is located in any building constructed prior to 1935.	10% of the Location sum insured, minimum \$10,000.

The Natural Disaster Excess - applies to the combined Material Damage and Business Interruption loss from any one event at each Common Location. Where the insured property is residential property covered by EQC, the amount of the Natural Disaster Excess is reduced by the amount of the payment from EQC.

'Location Sum Insured' - For the application of Natural Disaster Excess this means the Insured Property sum insured at each Common Location.

'Common Location' - means a common physical Location where the Insured Property is linked to achieve a common business purpose at that Location.

Region - the areas of land in the Regions and Districts as defined in the Local Government New Zealand (LGNZ) Regional and Districts boundaries map.

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) as underwriting agent for			
QBE Insurance (Australia) Ltd	50	A+	S&P
AIG Insurance NZ Ltd	30	A	S&P
Certain Underwriters at Lloyd's (Administered by OMPL)	20	A+	S&P
Lloyd's Unique Market Reference B1262BW0127720			

SmartPAK Motor Vehicle Insurance

This schedule forms part of the Policy Wording. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured
Mangham Civil & Drainage Limited

Client No
141-0G7HV

Cover No
1747994-000-07

The Insurer
Monument Insurance (NZ) as underwriting agent for
QBE Insurance (Australia) Ltd
AIG Insurance NZ Ltd
Certain Underwriters at Lloyd's (Administered by OMPL)

Insurer Policy No
PLNQZ008-0

Period of Insurance From 22/05/20 to 22/05/21 at 4:00pm; Local Standard Time

DETAILS OF INSURANCE

Covering Motor vehicles and items of mobile plant (as detailed below)

Situation Anywhere in New Zealand including inter island transit

VEHICLE COVER DETAILS

Section 1: Sum Insured

Vehicle Description	EZZ274 1988 Isuzu FRS Tipper
Cover Type	Comprehensive
Sum Insured	\$21,300
3.1 Agreed Vehicle Value	Excluded
3.2 Driving Hours	Excluded
Loss of Use	Excluded
3.3 Loss of Use	Maximum Daily Limit - \$0
	Maximum Total Limit - \$0
3.4 Vehicle Plant Replacement Value	Excluded
- Maximum Limit any one accident	\$0
3.1 Towing for Reward	Excluded
5.3 Vehicles which carry fare paying passengers	Excluded
Minimum Excess Payable (as shown or 1% of the	\$500

sum insured, whichever the greater), plus additional applicable excesses as shown below

CERTIFICATE OF ACCEPTANCE

No. 81528

Vehicle Description

Cover Type

Sum Insured

3.1 Agreed Vehicle Value

3.2 Driving Hours

Loss of Use

NA 2006 Komatsu PC30M2 Digger

Comprehensive

\$28,000

Excluded

Excluded

Excluded

3.3 Loss of Use

Maximum Daily Limit - \$0

Maximum Total Limit - \$0

Excluded

\$0

Excluded

Excluded

3.4 Vehicle Plant Replacement Value

- Maximum Limit any one accident

3.1 Towing for Reward

5.3 Vehicles which carry fare paying passengers

Minimum Excess Payable (as shown or 1% of the sum insured, whichever the greater), plus additional applicable excesses as shown below

\$500

Total Sum Insured of Vehicles

\$49,300

Section 2: Legal Liability

Limit of Liability

\$10,000,000

POLICY DETAILS

Policy Wording

SmartPAK Commercial Motor Policy Wording Dec 2015

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine CMSME1215.

Automatic Extensions Section 1

2.1 Car Sharing Agreement

Included

2.2 Claims Preparation Costs

\$10,000

2.3 Cleaning Up Costs

\$50,000

2.4 Costs Associated with Theft

\$5,000

2.5 Death by Accident

\$10,000

2.6 Disability Modifications

\$10,000

2.7 Emergency Accommodation and Travel

\$10,000

2.8 Employees' Vehicles

Included

2.9 Funeral Expenses

\$10,000

2.10 Goods in Transit

\$20,000

2.11 Hired Use

Included

2.12 Hoists

\$20,000

2.13 Ingestion of Foreign Objects

Included

2.14 Keys and Locks

\$5,000

2.15 Rewards

\$10,000

2.16 Salvage and Safety

Included

2.17 Signwriting

\$10,000

2.18 Tyre Damage

\$10,000

2.19 Uninsured Third Party Protection

\$5,000

2.20 Windscreens and Window Glass

Included

Automatic Extensions Section 2

2.1 Cleaning Up Costs

\$50,000

2.2 Damage to Leased Property

Included

2.3 Defence Costs

\$10,000

2.4 Exemplary Damages

\$1,000,000

2.5 Financial Charge

Included

2.6 Forest and Rural Fires Act

\$500,000

2.7 Marine Liability

Included

2.8 Passengers Liability

Included

2.9 Principal's Indemnity

Included

2.10 Rented or Borrowed Vehicles

\$150,000

- Consequential Loss

\$75,000

2.11 Vibration and Weight Damage

\$500,000

Automatic Extensions Section 1 and 2

4.1 Additions and Deletions

\$250,000

4.2 Breach of Condition

Included

4.3 Coverplus Extension

Included

4.4 Fire Service Costs

\$50,000

4.5 Invalidation

Included

4.6 Release of Liability

Included

4.7 Several Liability

Included

4.8 Subrogation Waiver

Included

4.9 Waiver of Subrogation (Group Companies)

Included

ENDORSEMENTS AND / OR WARRANTIES

Nil

EXCESSES

Standard Excess (Section 1)

Minimum Excess Payable
as noted in the Vehicle
Cover Details section noted
above

Plus additional underage excesses:

Under Age Driver 21 to 25

\$500

Under Age Driver Under 21

\$1000

Windscreens and Window Glass

\$0

Standard Excess (Section 2)

\$0

Vibration and Weight Damage

\$2,000

Exemplary Damage

\$5,000

INSURER RATINGS



Insurer
Monument Insurance (NZ) as underwriting agent for
QBE Insurance (Australia) Ltd
AIG Insurance NZ Ltd
Certain Underwriters at Lloyd's (Administered by OMPL)
Lloyd's Unique Market Reference B1262BW0127720

Cover (%)	Rating	Agency
50	A+	S&P
30	A	S&P
20	A+	S&P





CERTIFICATE OF ACCEPTANCE

81528

Crombie Lockwood (NZ) Limited

15-17 Harington Street, Tauranga 3110

P O Box 13483 Tauranga 3141

P +64 7 579 7600 F +64 7 579 7601

www.crombielockwood.co.nz

Client Number

Broker

141-OG7HV

Rebecca Griggs

SmartPAK Public Liability Insurance

This schedule forms part of your policy wording. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured

Mangham Civil & Drainage Limited

Client No

141-OG7HV

Cover No

1747994-000-03

The Insurer

Monument Insurance (NZ) as underwriting agent for
QBE Insurance (Australia) Ltd
AIG Insurance NZ Ltd
Certain Underwriters at Lloyd's (Administered by OMPL)

Insurer Policy No

PLNQZ008-0

Period of Insurance

From 22/05/20 to 22/05/21 at 4:00pm; Local Standard Time

DETAILS OF INSURANCE

Business of the Insured

Civil & Drainage

Public Liability

Limit any one Occurrence

\$5,000,000

Products Liability

Limit in the aggregate

\$5,000,000

Policy Territory

New Zealand Only

POLICY DETAILS

Policy Wording

SmartPAK Public Liability Policy Wording Dec 2015

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine PLSME1215.

Automatic Coverage Clauses

Advertising Liability

\$1,000,000

Business Advice or Service

Included

Contractors or Sub-Contractors Additional Insureds

Included

Defective Design Liability

\$250,000

Defective Workmanship

\$100,000

Forest and Rural Fires Act

\$500,000

Goods on Hook

\$250,000

CERTIFICATE OF ACCEPTANCE

No. 81528

Innkeepers Liability	\$250,000
Landlord's Liability	Included
Lost or Stolen Keys	\$50,000
Mechanical Plant Liability and Carpark Liability	Included
Product Withdrawal Costs (NZ only)	\$100,000
Property in Care, Custody or Control	\$250,000
Punitive or Exemplary Damages (NZ only)	\$1,000,000
Tenant's Liability	Included
Underground Services (NZ only)	Included
Vehicle or Watercraft, Equipment or Machinery Service or Repair (NZ only)	\$500,000
Vibration or Removal of Support (NZ only)	Included
Visits to North American Countries	Included
Warrant of Fitness	\$100,000

ENDORSEMENTS AND / OR WARRANTIES

Nil

EXCESSES

Standard	\$500
Advertising Liability	\$1,000
Defective Workmanship	\$1,000
Goods on Hook	\$2,500
Lost or Stolen Keys	\$1,000
Product Withdrawal Costs	\$1,000
Care, Custody or Control	\$1,000
Underground Services	\$2,500
Vehicle or Watercraft Service or Repair	\$1,000
Equipment or Machinery Service or Repair	\$2,500
Vibration or Removal of Support	\$2,500
Warrant of Fitness	\$1,000
Defective Design	\$1,000

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) as underwriting agent for			
QBE Insurance (Australia) Ltd	50	A+	S&P
AIG Insurance NZ Ltd	30	A	S&P
Certain Underwriters at Lloyd's (Administered by OMPL)	20	A+	S&P
Lloyd's Unique Market Reference B1262BW0127720			



CERTIFICATE OF ACCEPTANCE

No 81528

Crombie Lockwood (NZ) Limited

15-17 Harington Street, Tauranga 3110

P O Box 13483 Tauranga 3141

P +64 7 579 7600 F +64 7 579 7601

www.crombielockwood.co.nz

Client Number
Broker141-OG7HV
Rebecca Griggs

SmartPAK Statutory Liability Insurance

This schedule forms part of your policy wording. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured

Mangham Civil & Drainage Limited

Client No

141-OG7HV

Cover No

1747994-000-04

The Insurer

Monument Insurance (NZ) as underwriting agent for
QBE Insurance (Australia) Ltd
AIG Insurance NZ Ltd
Certain Underwriters at Lloyd's (Administered by OMPL)

Insurer Policy No

PLNQZ008-0

Period of Insurance

From 22/05/20 to 22/05/21 at 4:00pm; Local Standard Time

DETAILS OF INSURANCE

Business of the Insured As shown in the Public Liability Insurance Policy Schedule

Limit of Indemnity Any one claim and in the aggregate \$1,000,000

Jurisdiction New Zealand Only

Retroactive Date Unlimited

POLICY DETAILS

Policy Wording SmartPAK Statutory Liability Policy Wording Dec 2015

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine SLSME1215.

ENDORSEMENTS AND / OR WARRANTIES

Nil

EXCESSES

CERTIFICATE OF ACCEPTANCE

No. 81528

Standard - Each and Every Event

\$500

Each and every Event, in respect of the Health and Safety in Employment Act or amendments thereto - \$2,500

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) as underwriting agent for			
QBE Insurance (Australia) Ltd	50	A+	S&P
AIG Insurance NZ Ltd	30	A	S&P
Certain Underwriters at Lloyd's (Administered by OMPL)	20	A+	S&P
Lloyd's Unique Market Reference B1262BW0127720			

SmartPAK Employers Liability Insurance

This schedule forms part of your policy wording. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured
Mangham Civil & Drainage Limited

Client No
141-OG7HV

Cover No
1747994-000-05

The Insurer
Monument Insurance (NZ) as underwriting agent for
QBE Insurance (Australia) Ltd
AIG Insurance NZ Ltd
Certain Underwriters at Lloyd's (Administered by OMPL)

Insurer Policy No
PLNQZ008-0

Period of Insurance From 22/05/20 to 22/05/21 at 4:00pm; Local Standard Time

DETAILS OF INSURANCE

Business of the Insured As shown in the Public Liability Insurance Policy Schedule

Limit of Indemnity Any one claim and in the aggregate \$1,000,000

Jurisdiction New Zealand Only

Retroactive Date Unlimited

POLICY DETAILS

Policy Wording SmartPAK Employers Liability Policy Wording Dec 2015

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine ELSME1215.

ENDORSEMENTS AND / OR WARRANTIES

Nil

EXCESSES

Standard - Each and Every Claim

\$500



INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) as underwriting agent for			
QBE Insurance (Australia) Ltd	50	A+	S&P
AIG Insurance NZ Ltd	30	A	S&P
Certain Underwriters at Lloyd's (Administered by OMPL)	20	A+	S&P
Lloyd's Unique Market Reference B1262BW0127720			



INSURER FINANCIAL STRENGTH RATING SCALE

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

An overseas policyholder preference applies. Under Australian law, if QBE Insurance (Australia) Ltd is wound up, its assets in Australia must be applied to its Australia liabilities before they can be applied to overseas liabilities. To this extent, New Zealand policyholders may not be able to rely on QBE Insurance (Australia) Ltd's Australia assets to satisfy New Zealand liabilities.

REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

FAIR INSURANCE CODE 2016

If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1st January 2016.
A list of [ICNZ members](#) and a copy of the [Fair Insurance Code 2016](#) can be found at www.icnz.org.nz.

DUTY OF DISCLOSURE

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.

RDC-1079480

14 September 2023

HOGG, MR RICHARD JAMES
C/- RJ AND KJ HOGG FAMILY TRUST
18B RUIHI STREET
VICTORIA
ROTORUA 3010

File Ref: P01758
CoA no: 81528

Dear Sir/Madam,

CERTIFICATE OF ACCEPTANCE 81528

Address of Project: 18B RUIHI STREET

Please find enclosed your Certificate of Acceptance and its relevant Plans and Specifications.

The open drains can be back filled and compacted.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Wilkins', with a stylized flourish at the end.

Ed Wilkins
Team Leader Building – Inspections
Building Services

Form 9

CERTIFICATE OF ACCEPTANCE

Section 99, Building Act 2004

The Building

Street address of building: **18B RUIHI STREET, ROTORUA CENTRAL**

Legal description of land where building is located: **FLAT 2 DPS28881**

Building name: **SANITARY SEWER DRAINAGE**

Location of building within site/block number: **REFER TO AS BUILT DRAINAGE PLAN**

The Owner

Name of owner: **HOGG, RICHARD JAMES**

Contact person: **CHEAL CONSULTANTS LTD**
PO BOX 396
ROTORUA 3040

Phone number: **cel 0064 027 6627955**

Acceptance of Compliance

The Territorial Authority named below, being satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code: Refer to the full COA application held on Council's property file for further information/clarification.

The Territorial Authority was only able to inspect the following parts of the building work identified above and this certificate is qualified as follows:

NZ Building Code Clauses Met: B2 Durability, G13 Foul water

NZ Building Code Clauses Not Met: No other Building Code Clauses were deemed applicable to this application

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirements to obtain a Building Consent for building work.



Ed Wilkins

Signature

Team Leader Building - Inspections

On behalf of: **ROTORUA DISTRICT COUNCIL (OPERATING AS ROTORUA LAKES COUNCIL)**
Date: **14 September 2023**



Rotorua Lakes Council is the operating name of Rotorua District Council

1. APPLICANT DETAILS	FOR OFFICE USE ONLY
Name of Property Owner/Company: <u>Richard Hogg, Karen Hogg & Mokoia Trustees (2007)Ltd</u>	Application No: _____
Street address: <i>[of new connection to be installed]:</i> <u>18B Ruihi Street, Victoria, Rotorua 3010</u>	Valuation No: _____
Full legal description <i>[Lot No., DPS SD Blk No.]</i> <u>Lot 25 DPS 2850</u>	Water supply: _____
Name of applicant: <i>[if different from above] agent</i> ☐ : _____	P.File No: _____
Phone: <u>027 6627955</u> Cell Phone: _____	Administration fee ☐ Yes ☐ No <i>[Not applicable if a service line is already in place or where there is a change of use or relocation of use or relocation is required]</i> <u>\$92.00</u> inclusive of GST on application
Correspondence to be sent to: <i>[postal address]:</i> <u>18B Ruihi Street, Victoria, Rotorua 3010</u>	Cashier Receipt No. <u>155419</u>
Email: <u>richard@rkh.nz</u>	Recorded by: <u>Sem Which</u>
Name and address for Metered Accounts <i>[if applicable]</i> : _____	Contact ID: 80-10-10-5625
	Date: <u>17/11/2020</u>
	Customer Received <u>8:47am</u> 17 NOV 2020 <u>SL</u>

2. CONNECTION DETAILS	Rotorua Lakes Council Customer Centre
Reason for connection: ☐ New House ☐ Secondary dwelling ☐ Subdivision ☐ Change of use ☒ Separating services ☐ Redevelopment ☐ Relocation of connection ☐ Other	
Description of activity: <u>Freeholding existing cross lease section</u> Consent No <u>RC17099</u>	
Purpose for which water is supplied: ☒ Domestic <i>[0m²-2000m²]</i> ☐ Domestic <i>[over 2001m²]</i> ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Fire Supply ☐ Lifestyle <i>[2000m²-20^{ha}]</i>	
Is the property already supplied with water? ☒ Yes ☐ No	
Does the existing supply need to be disconnected? ☐ Yes ☒ No	
Were any buildings demolished to which water was supplied? ☐ Yes ☒ No	
Connection size ID <i>[standard size is 20mmID, specify]:</i> <u>20mmID</u> mm	
Preferred location of the connection <i>[mark on site plan].</i> <u>3.80</u> metres from <u>X</u> <i>[left/right/circle]</i> side of boundary. (south-west)	
NB: Non-standard and all commercial connections require comprehensive services plans to be submitted at time of application.	

3. DECLARATION
I acknowledge the general conditions on the attached 'Notice to Applicants' form and hereby make application for the above water connection and agree to meet such fees, water rates, and/or conditions as may apply from time to time in respect to the Rotorua District Council Water Services & Trade Wastes Bylaws 2010, and the Local Government [Rating] Act 2002.
Signature of applicant: <u>[Signature]</u> Date: <u>16-11-20</u> <i>[or person authorised to sign on behalf of applicant]</i>

RDC-341385

4. ENGINEERING DEPARTMENT TO COMPLETE

✓ Tick if required

☐ Scheme Contribution [if required] Amount: \$ _____ Reference: _____

Connection – Additional Requirements

☐ Meter: [size] _____ ☐ Backflow Preventer: [Type] _____

☐ Allocation: [m3 / day] _____ Flow Rate: [litres/min] _____ Flow restrictor size: [litres/min] _____

☐ Water billing A/c required Account Opened ____/____/____ WB: _____ BK _____ Seq _____

Water Connection Class / Category: _____

Signed by: _____ Designation: _____ Date: _____

AS BUILT – WATER SERVICES

☐ As-Built records updated ☐ Scanned Signed: _____

GS Stamp here

Date Sent: _____ Date Completed: _____

☐ Scanned to Property File:

5. WATER CONNECTION APPLICATION – SITE PLAN

Rear boundary

Left side boundary

Right side boundary

N

ROW to 18B

4.00m

Front boundary

STREET NAME: **RUIHI STREET**

3.80m

Proposed Water Connection for 18B Ruihi Street

6. NOTICE TO APPLICANTS

Applying for a new water connection

An application is required for every new connection or where a change of usage is occurring to a property [i.e. residential to business] and commercial redevelopments.

What do I need to do?

Complete the attached water connection application and submit to Council with payment of the Administration fee of \$92.00.

NB: Administration fee is NOT charged when:

- A service line is already in place
- A change of use is occurring to the property
- A relocation is required

What information do I need to supply?

Along with the application form, please supply a site plan of your property. The plans should clearly show the property boundaries and have the preferred location of the connection/s marked on it, with a measurement to the nearest boundary. All commercial properties require a comprehensive services plan to be submitted with the application or a subdivision plan if applicable.

When do I know when the application has been approved?

You will receive notification of approval along with a list of approved contractors and documentation outlining requirements such as the need for a meter, backflow preventer or flow restrictor.

Who does the work?

You are able to obtain quotations from and/or engage any of the approved contractors to carry out the work.

How much will it cost and whom do I pay for the work?

The cost of the actual connection will depend on the work that needs to be done. You will need to arrange payment details directly with the contractor.

How long will it take to install the connection?

Council will assess your application within five (5) working days of receipt of the fee, providing all information is provided. If the work required on the water mains under the footpath or roads, the contractor must submit a "Road Corridor Access Request" before work can commence. Processing can take up to (15) days from the day of application. Liaise with your approved contractor as to timeframe for work to be done.

What happens if I am unhappy about the work done by my approved contractor?

If you encounter any problems or poor workmanship, Council would like to know as the Water Service Providers have set guidelines and standards to follow. Please contact the Utilities Operations section.

Should you have any further queries about obtaining a new water connection, or would like to know more about any of the Rotorua Lakes Council water supplies, please contact the Customer Centre.

The following is a brief summary of the conditions of supply relating to the Rotorua Lakes Council's Water Supplies as contained in the Rotorua District Council Water Services & Trade Wastes Bylaws 2010:

Supply level of service

The Water Service Authority does not guarantee an uninterrupted or higher level of service [e.g. flow, pressure, quality] than that contained in Council's Annual or Long-term Plan. Should you have a particular requirement for an uninterrupted level of service [flow or pressure] it is your responsibility to provide any necessary storage, backup facilities or equipment to ensure an uninterrupted supply.

Water conservation

All consumers have a responsibility to ensure that all water drawn from the supply is used wisely and not used to an unreasonable extent or in a wasteful manner. This is especially important during summer when water demand is at its highest and the Council may impose restrictions on water usage if it is deemed necessary.

Backflow Prevention

As a water supplier, Council must provide you, the consumer, with potable water. 'Potable' means the water is safe for human consumption.

The water supply can be contaminated if water is drawn back into the mains from your property. This backflow can be caused by:

- Back siphonage – when the water pressure in the supply is less than the pressure in your piping system. This may be the result of a burst water pipe, the water being shut off or a fire hydrant being used.
- Back pressure – when the pressure in your piping system is higher than the pressure in the supply. This can happen when header tanks or booster pumps are used on the property.

Council policy on backflow prevention

1. That all new non-domestic connections are fitted with an approved backflow prevention device appropriate for the level of risk associated with the activities undertaken within the property.
2. That all new domestic connections and any new non-domestic connections that are not assigned as a medium or high risk shall have a non-testable double check valve installed on the connection.
3. That a programme of investigation be progressively undertaken to assess all existing connections and, where required, have the appropriate backflow device installed.

Your responsibilities as a property owner

If you use or connect any piping system in a way that might lead to contamination of the water supply, you must protect the service connection at the point of supply with the appropriate backflow prevention device.

You must have the device tested annually by a registered Independently Qualified Person. The testing and maintenance of the backflow prevention device is your responsibility.

Further information

A copy of the Rotorua District Council Water Services & Trade Wastes Bylaw 2010 can be viewed online through the Rotorua Lakes Council website (rotorualakescouncil.nz) or contact the Engineering-Utilities Operations section.

7. WATER SUPPLY REQUIREMENTS

Central / Eastern / Ngongotaha – [Urban]

Domestic [land area 2000m² or less]

Unmetered

Domestic [land area greater than 2000m²]

Metered with Backflow Preventer

Commercial / Industrial

Metered [may require a Backflow Preventer]

Rotoiti / Rotoma / Hamurana

All connections metered. Backflow Preventer required if land area is greater than 2000m²

Mamaku

All connections metered. Backflow Preventer required if land area is greater than 2000m²

[Note: may only connect to the supply if the scheme contribution has been paid in full – check with Engineers – Utilities Operations]

Okareka

All connections metered. Backflow Preventer required if land area is greater than 2000m².

Kaharoa / Reporoa*

All connections metered

Farm supplies – restricted flow rates and on-site storage necessary. Backflow preventer and flow restrictor required.

*Reporoa Urban Settlements

Metered [on-site storage recommended]

**Note: for some Kaharoa properties, the scheme contribution may still be required to be paid – check with Engineers – Utilities Operations].*



Transaction ID: 2184
Subdivision file ref: 6320055
Parent VRN: 06512/099.00A & B
Parent Parcel: 0000/108

Lot 24
D3 2850

Lot 4
D 3 6 8 4 7 5 6

Lot 3
D 3 6 8 4 7 5 6

Lot 3
D36 84811

Lot 8
D3 2867

PRELIMINARY PLAN

cheal

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	<i>W</i>	<i>deYaiYda</i>	
<i>W</i>	<i>W</i>	<i>deYaiYda</i>	

RESOURCE CONSENT

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CITY OF ROTORUA

Street Damage Claim

VAL./No.: 6512/99

I, the undersigned, certify that PRIOR TO ANY excavation, earthworks, the depositing of materials, or any other building operations in respect of the below-mentioned site, damage to Council property exists to the following extent.

EXTENT OF DAMAGE

LOT: 25 DPS: 2850 LOCATION: RUHI ST.

KERBINS BROKEN BUT JUST SEVERAL YEAR & TEAR.

SIGNED: [Signature] DATE: 11/12/99

CHECKED: _____ DATE: _____

Flat 1, C.T.
Flat 2.

6512/99

Approved

Registered
S. J. Mitchell

Registered Owners

I Hereby Certify That The Buildings
Shown Hereon Are Within The
Boundaries Of CT.2B/1495 Being Lot 25
DP.2850.

Martin 30-5-80
Registered Surveyor

Pursuant To Sec.314 Of The Local
Government Act 1974 I Hereby Certify
That Construction Of The Buildings
Hereon Commenced On Or After
1st April 1979 And A Building Permit
For The Construction Of The Buildings
Has Been Issued By The Rotorua District
Council Pursuant To Its Bylaws Dated
This 16 Day Of June 1980.

Deena
District Executive Officer



Total Area 1012 m²

Comprised in CT.2B/1495 All

I, Luke Steele Martin of Rotorua
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966
Dated at Rotorua this 30th day of May 1980
Signature *Martin*

Field Book p. Traverse Book p.

Reference Plans DP.2850, DP.2867s

Examined *G. I. Bell* Correct *G. I. Bell*

Approved for Leasing Purposes Only.

16/7/1980 L.T. Surveyor

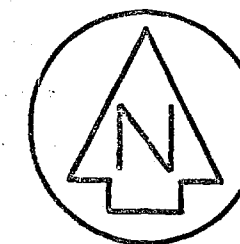
Deposited this 22nd day of July 1980

Assistant Land Registrar

File
Received 11-7-80
Instructions Rotorua 23-1-82

D PS28001

24
DP.2850



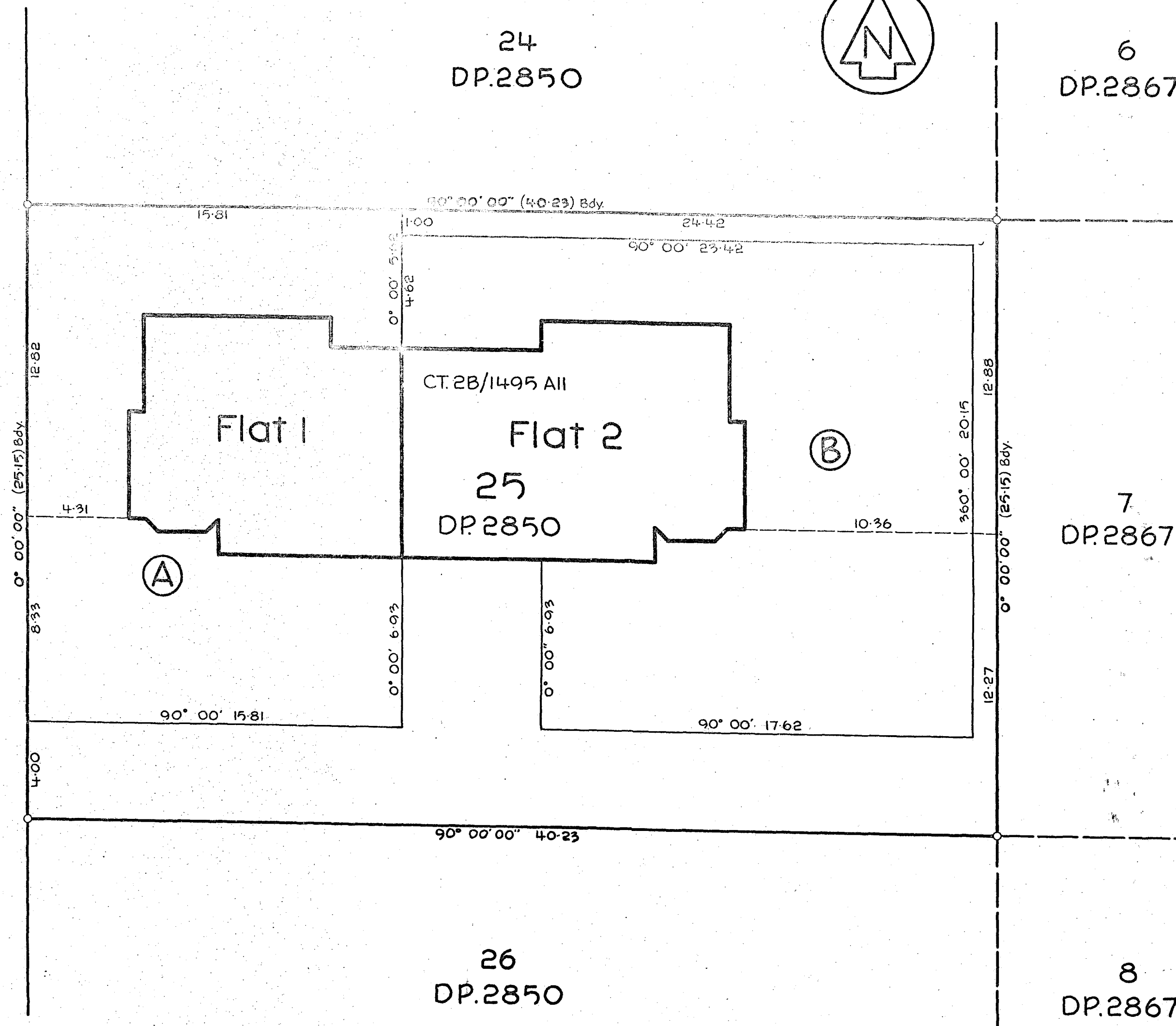
6
DP.2867

Ruihi Street

Public Road : Sec. K21728 (Bitumen Sealed)

(20.12)

/8



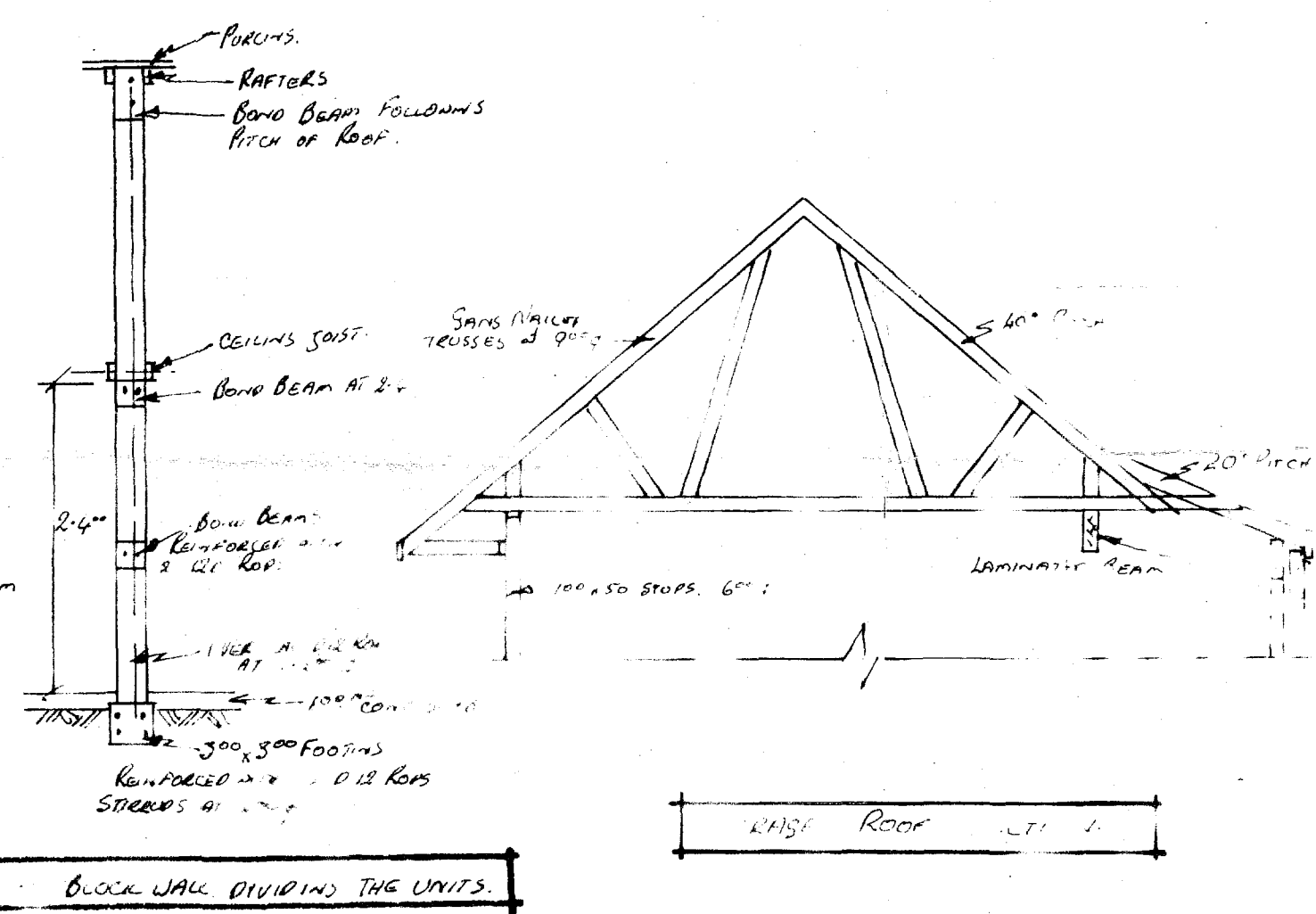
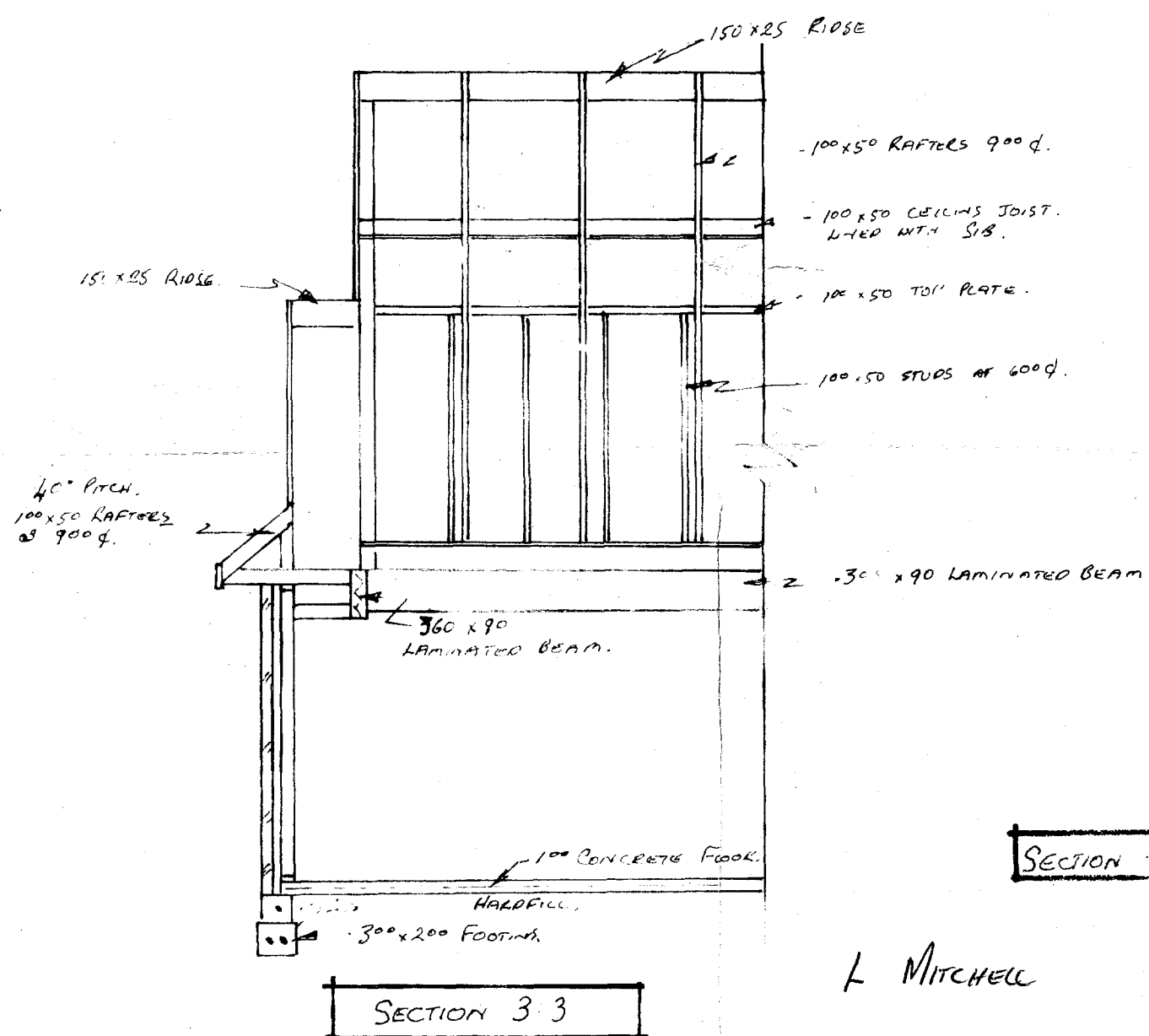
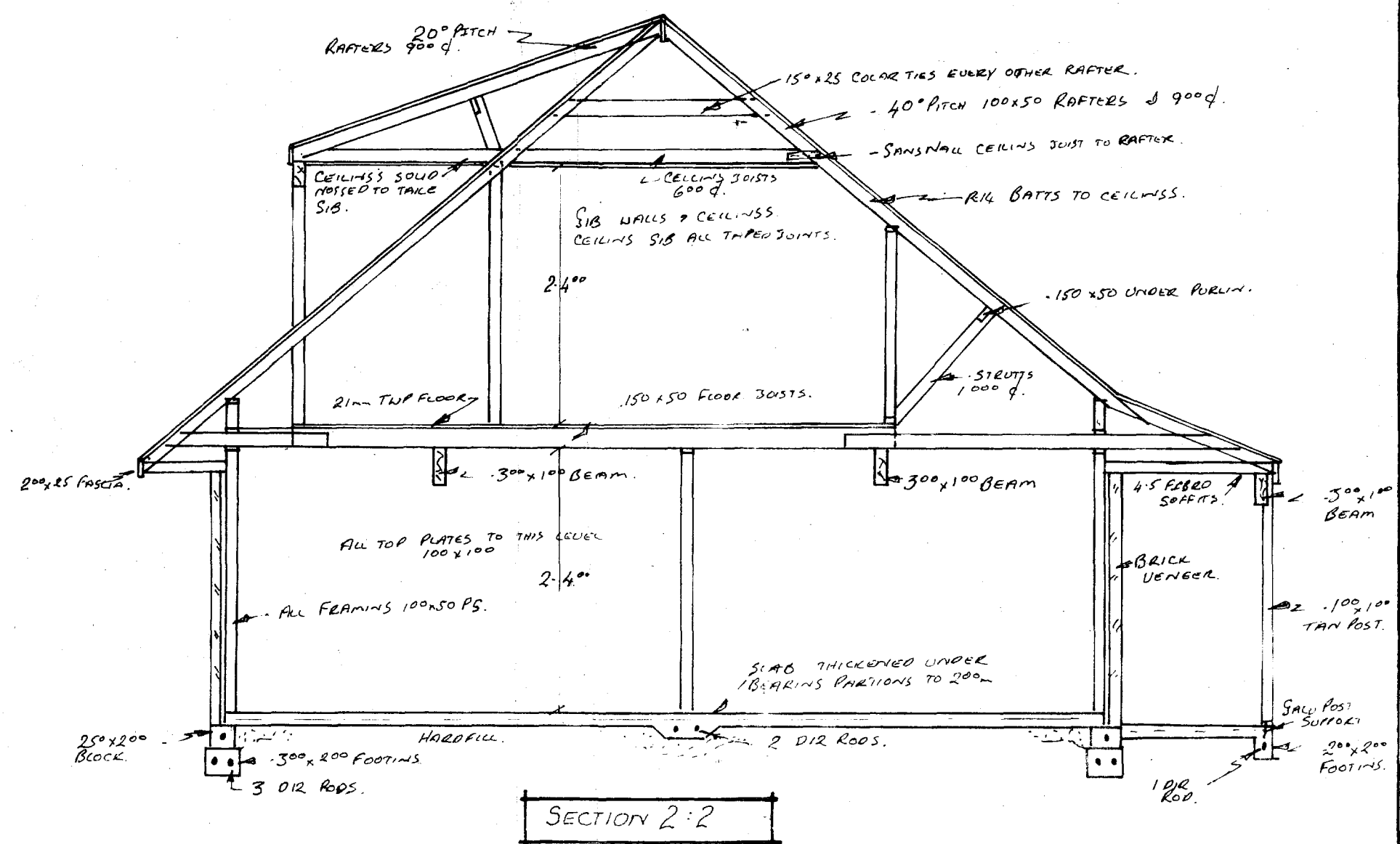
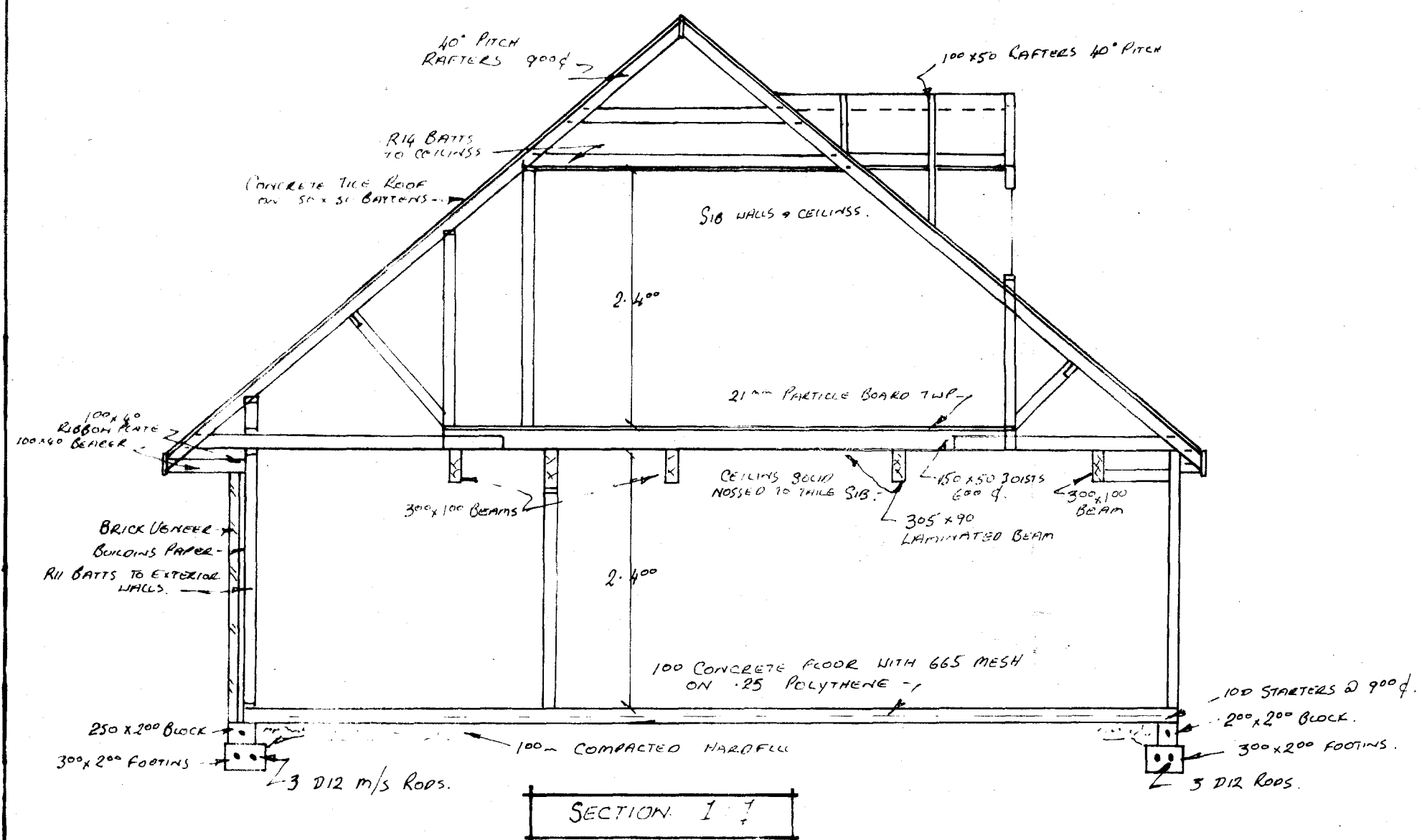
DISTRICT South Auckland
SURVEY BLK. & DIST. I Tarawera
SHEET NO. 016/6.1.

Plan Of Flats On Lot 25 DP.2850
Being PT Sec.17 Suburbs Of Rotorua

LOCAL AUTHORITY Rotorua District
Surveyed by Couldrey, Martin & Co. (675)
Scale 1 : 150
Date May 1980

D.P.S. 28881

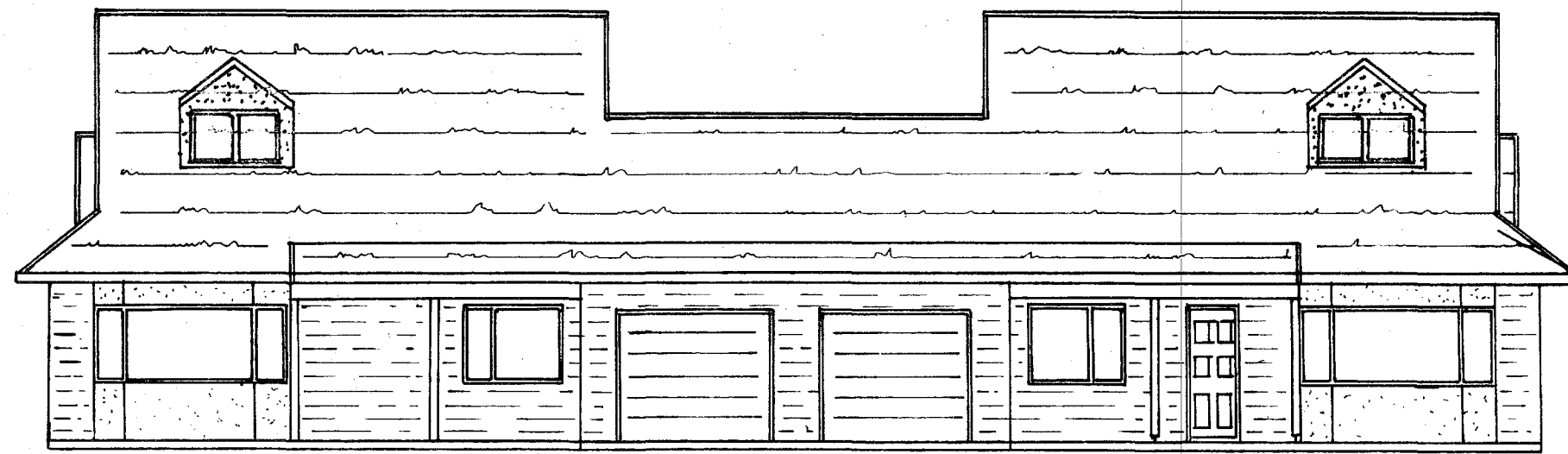
F



L MITCHELL LOT 25 KILN ST DP 2850

PLANS APPROVED SUBJECT TO ALL BY
OUPRENTS OF THE HEALTH DEPT.
HEALTH DEPT. OF THE CITY OF NEW YORK
Date 31.1.80 Per Inspector John J. 500
Insp. Ammer (D)

LABOUR CODE BOOKS ADMITS
THIS BOOK IS THE PROPERTY OF
OFFICE OF THE COMMISSIONER OF
FACTORY AND CONSTRUCTION ACT



FRONT ELEVATION



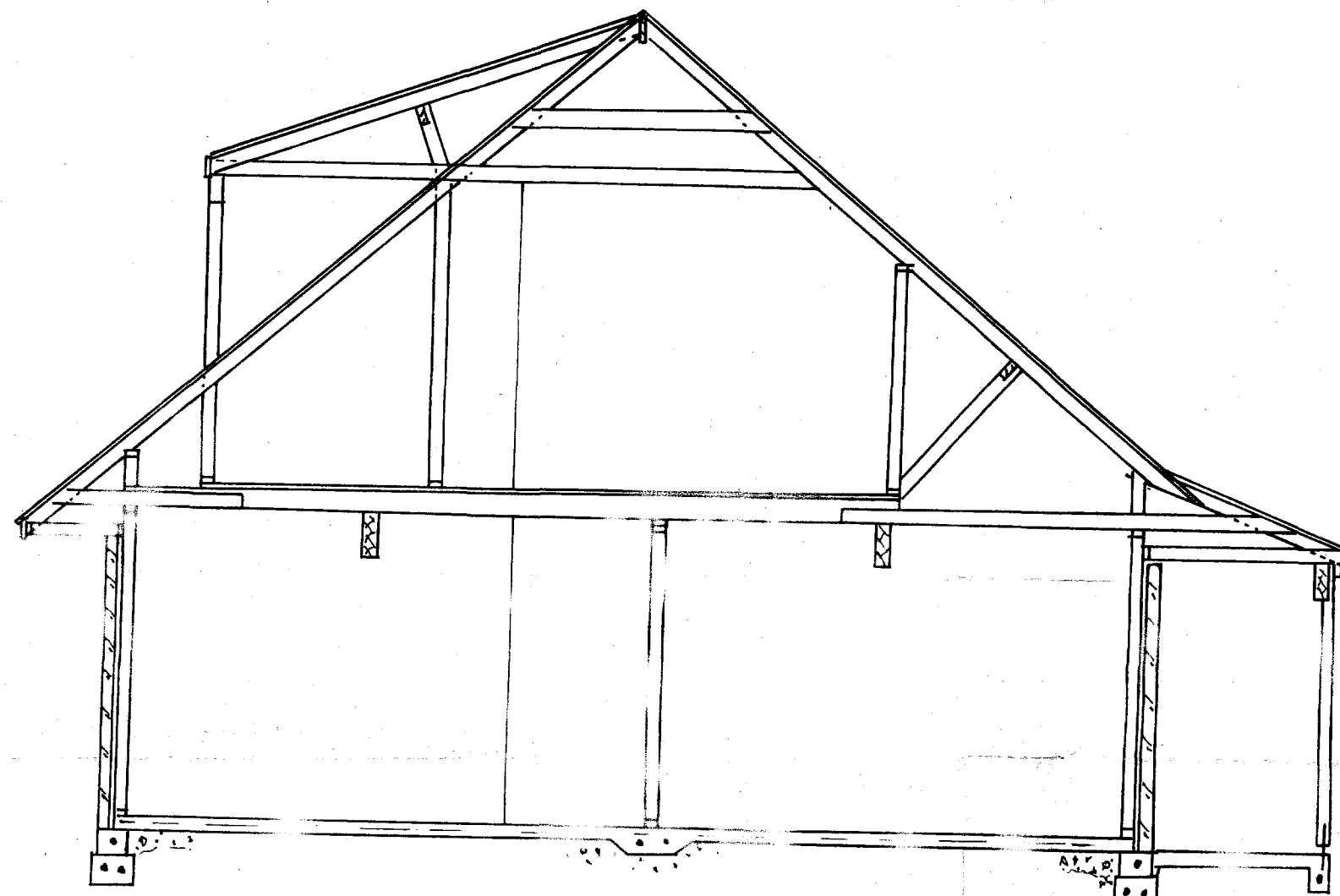
REAR ELEVATION



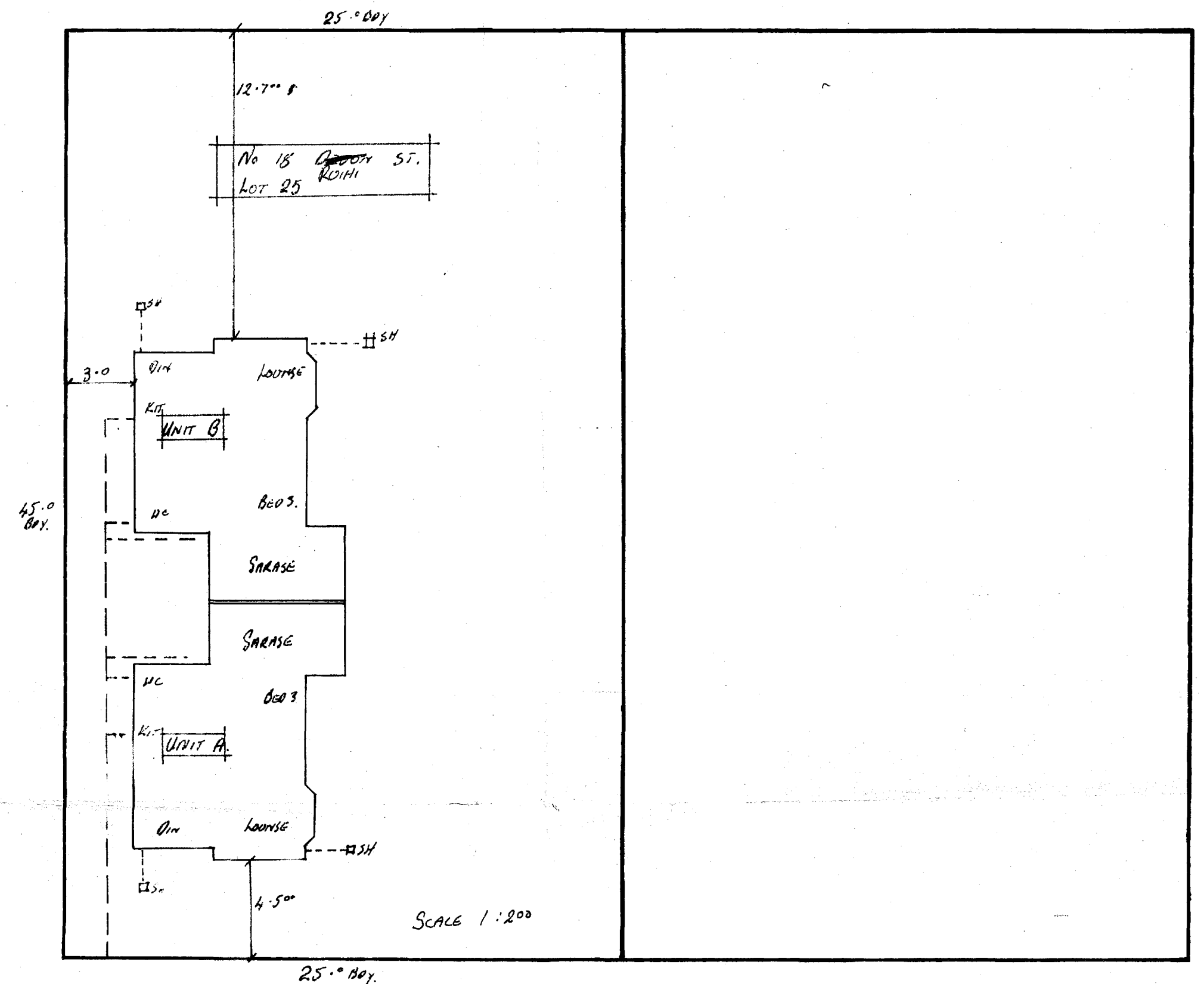
SIDE ELEVATION



SIDE ELEVATION



SECTION 2:2

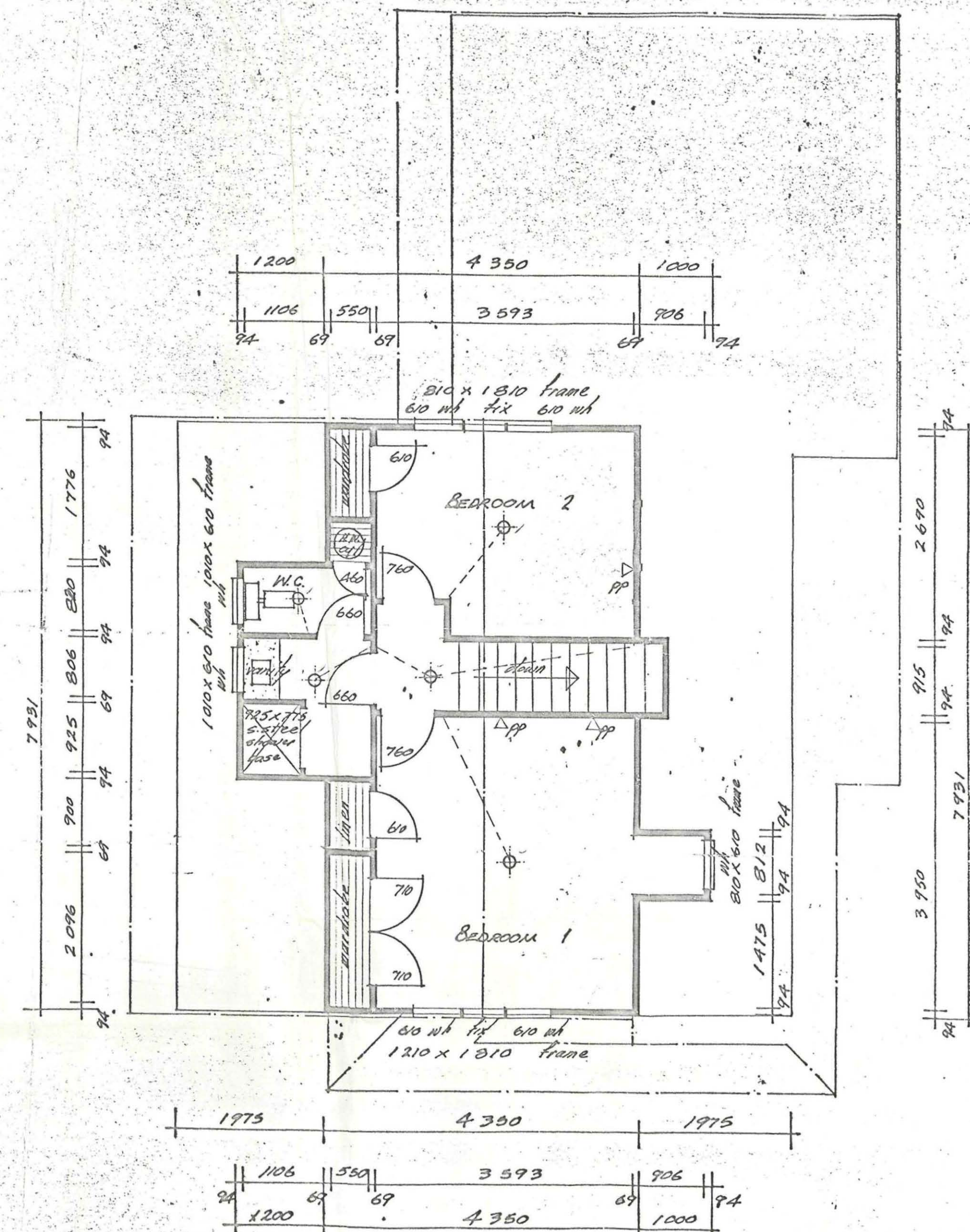
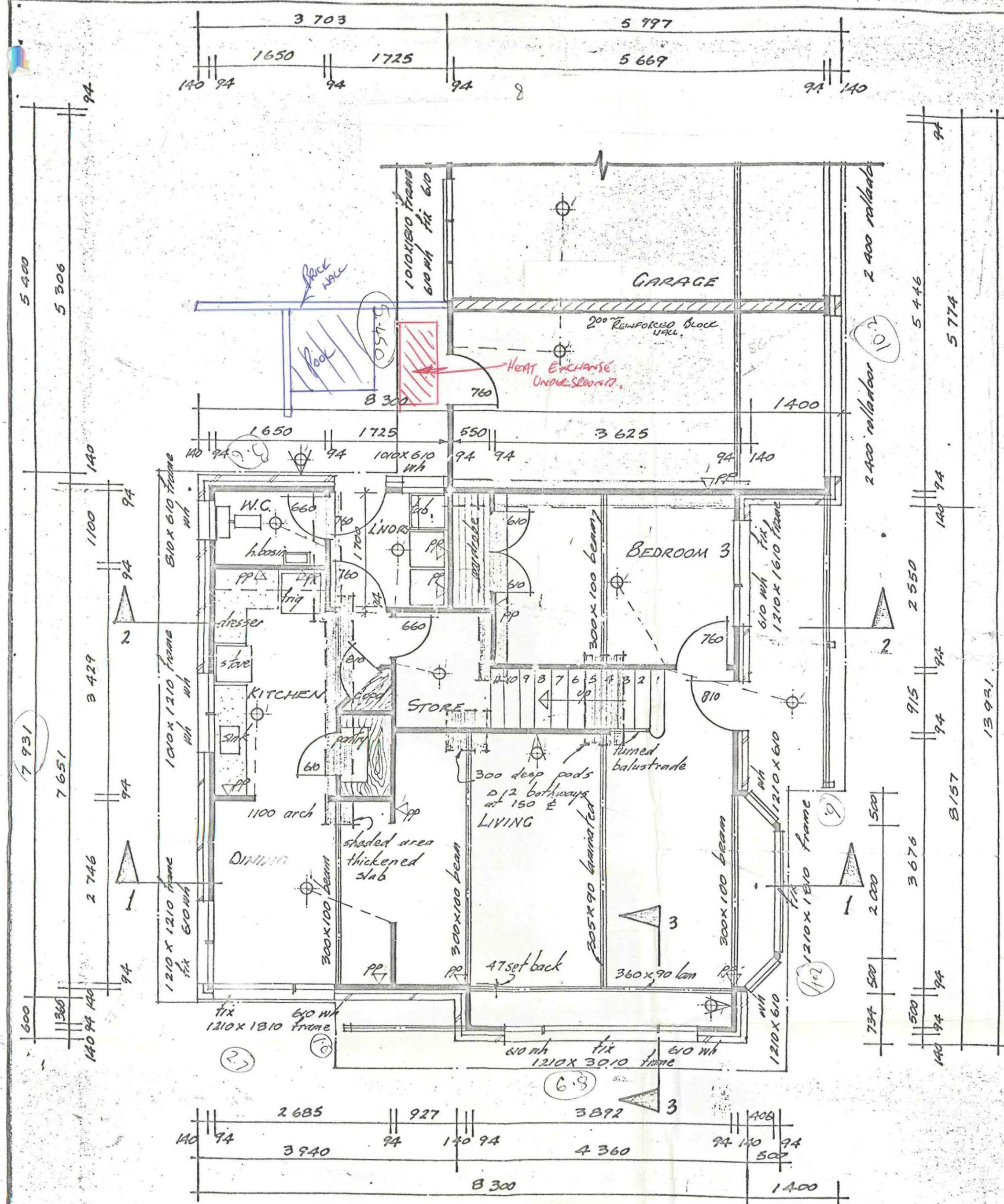


UNITS TO BE CONSTRUCTED GENERALLY IN
ACCORDANCE WITH PLANS PROVIDED.

PROPOSED UNITS MR & MRS L MITCHELL 18 RUINI ST LOT 25 DP 2850.

SCALE 1:100 ELEVATIONS
1:50 SECTION
1:200 SITINGS.

SHEET 1
OF 3.



PROPOSED UNITS FOR MR & MRS
A MITCHELL OF RUHHI STREET.
LOT 25 DP 2850

GROUND FLOOR PLAN 1:50

UNITS TO BE CONSTRUCTED
GENERALLY IN ACCORDANCE
WITH PLANS PROVIDED.

FIRST FLOOR PLAN

All dimensions & levels
must be checked and
verified by the contractors
before commencement of
shop or site work.

Scale: 1:50
Date: 10-3-79
Drawn:
Traced: B. MILLER

Sheet
2
of
3

ROTORUA DISTRICT COUNCIL

Application (in Duplicate) for Water Supply



Appln. No.

Val. No. 6512/99.

All. No. _____

I, A. NACEY, of P.O. Box 1190 Red.
(Postal Address)

..... hereby make application to have
water laid on to my property being:

Lot 25 Blk — Section DP 2850 Situated in
RUIHI STREET Street owned by me and
at present occupied by L. MITCHELL

Such water is required for the following purposes: 2 UNITS

(Please mark required position for Gate Valve from either side of boundary on Site plan:

_____ 2 m Left/~~Right~~.

Connection Fee paid \$ 35:00

Receipt No. 2948 /

Noted

Signature of Applicant

Noted in Rate Book on

PLEASE NOTE

WATER WORKS AND WATER SUPPLY BY-LAW,
1971

614 (d) The Council shall have the sole rights to determine the point at which the service shall enter the premises to be served with water.

Water Overseer

SIZE OF CONNECTION

FOR DEPOT USE ONLY

Connected on _____ by _____

[illegible]

Rotorua City Council



APPLICATION FOR REFUND OF VEHICLE CROSSING AND/OR
DAMAGE DEPOSIT ON COMPLETION OF WORK



NAME: L. G. Mitchell ADDRESS: 20 Ruiti St

RECEIPT NO: DATED: VAL NO: C512-99

LOT: 25 D.P.S: 17869 STREET & NO OF SITE: 18 Ruiti St

SIGNED: L. G. Mitchell

FOR OFFICE USE

INSPECTION REMARKS: Dwelling under construction, long way from
completion as yet. 10/3/80. BGL
Assured M. Haley to reapply.

ESTIMATED COST OF DAMAGE:

INSPECTOR

DISTRICT OF ROTORUA



VEHICLE ACCESS CROSSING APPLICATION

(URBAN DIVISION)

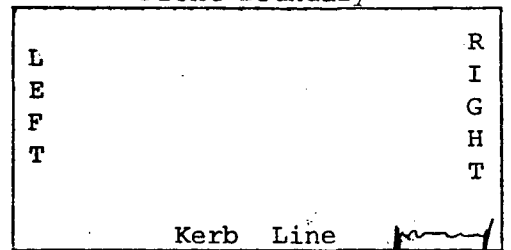
Val. Ref. 6512/99NAME: A HALEYADDRESS: PO Box 1190

I hereby apply for Council to install / I hereby apply for a permit to install
3.6 m width and 3.0 m length Vehicle Crossing
(this measurement is from kerbline to the front boundary)

to serve Lot 25 D.P.S. 2850situated in RUHI ST. Street/Road.Commercial or Residential crossing? RES.Is the section a corner site? NO.Has the roadway a kerb & channel? YES.Has the roadway a grass verge? YES.Has the roadway an open drain? No.

Minimum Crossing: 3.5m kerb 2.5m boundary

Front Boundary



Facing the property from road-way decide situation of crossing.

NOTE: In the event of the applicant or property owner installing the crossing to Council's specifications a refund of fee payable will be made. No refund will be made if Council undertakes the work.

[Signature]
Signature of Applicant

11/12/99
Date

OFFICE USE ONLY

/Deposit \$153.40Receipt No. 29118

R. Memo 1320, 4/3/80 KPS.

CITY OF ROTORUA

PERMIT FOR

No 1572

6543/99

One 3.6 x 3m Vehicle Crossing

M

A. Haley

Box 1190 Rotorua

having paid/deposited the required

sum of \$153.40, receipt of which is acknowledged, is hereby authorised

to:—

Receipt No.

29118

~~Lay Drain across footpath~~

~~Erect Hoarding on footpath~~

~~Cart material across footpath~~

~~Deposit building material on street~~

Install Vehicle Access Crossing

at

Box 25 215 2850

Rail St

subject in all respects to the provision of the relevant by-laws and statute.

Dated this

9th day April

1980

E.C. Taylor

FOR TOWN CLERK

ROTORUA DISTRICT COUNCIL



APPLICATION FOR NEW SEWERAGE RETICULATION CONNECTION

APPLICATION NO.

4808

VALUATION NO.

6512 / 99.

I, L. G. MITCHELL

of 20 RUIT ST. ROTORUA
(Postal Address)

hereby apply for permission to couple to the District Sewerage Scheme on my property being:

Lot No. 26. (D.P.S.) D.P. 2850

Situated in 18 RUIT ST. Street, Road,
owned by me.

Signature of Applicant:

L. G. Mitchell

Date:

30. 4. 80.

FEES PAYABLE

4" Connection \$50.00

6" Connection - Cost + 10%. Minimum charge
with Application \$50.00

EXAMINED

Ray Gibson

DRAINAGE INSPECTOR

FEE PAID

50-00

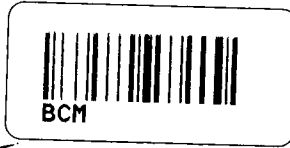
RECEIPT NO.

29483

DATE:

20.4.80

APPLICATION FOR SEWER CONNECTION BY REQUISITION

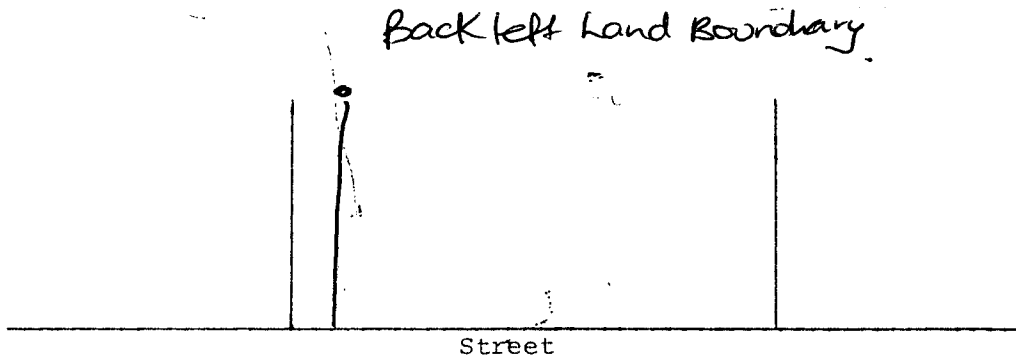


Val. No. 6512/99

I, L. G. MITCHELL
of 20 RUIHI ST.
(postal address)

hereby make application to have a sewer connection laid on to my property being:
Lot 25 D.P.S. 2850. Block _____ Section _____ situated in
18 RUIHI ST. Street, owned by me and at present in the occupation
of Rotorua.

Please mark required position for connection from either side of boundary on site
plan below _____ metres. Left/Right



Required depth to invert of pipe: _____

Size of connection required: _____

L. G. Mitchell
(Signature)

FOR OFFICE USE ONLY

Examined Ray Calder Plumbing and Drainage Inspector
Job Requisition Number 0850 Date 1-5-80



FILE 6512, ~~99~~ 99

ROTORUA DISTRICT COUNCIL

Private Bag,
ROTORUA

APPLICATION FOR "A" GEOTHERMAL DISPOSAL BORE PERMIT
"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT

I hereby apply for a permit to construct a geothermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

ADDRESS: 18 Ruhi St, Rotorua

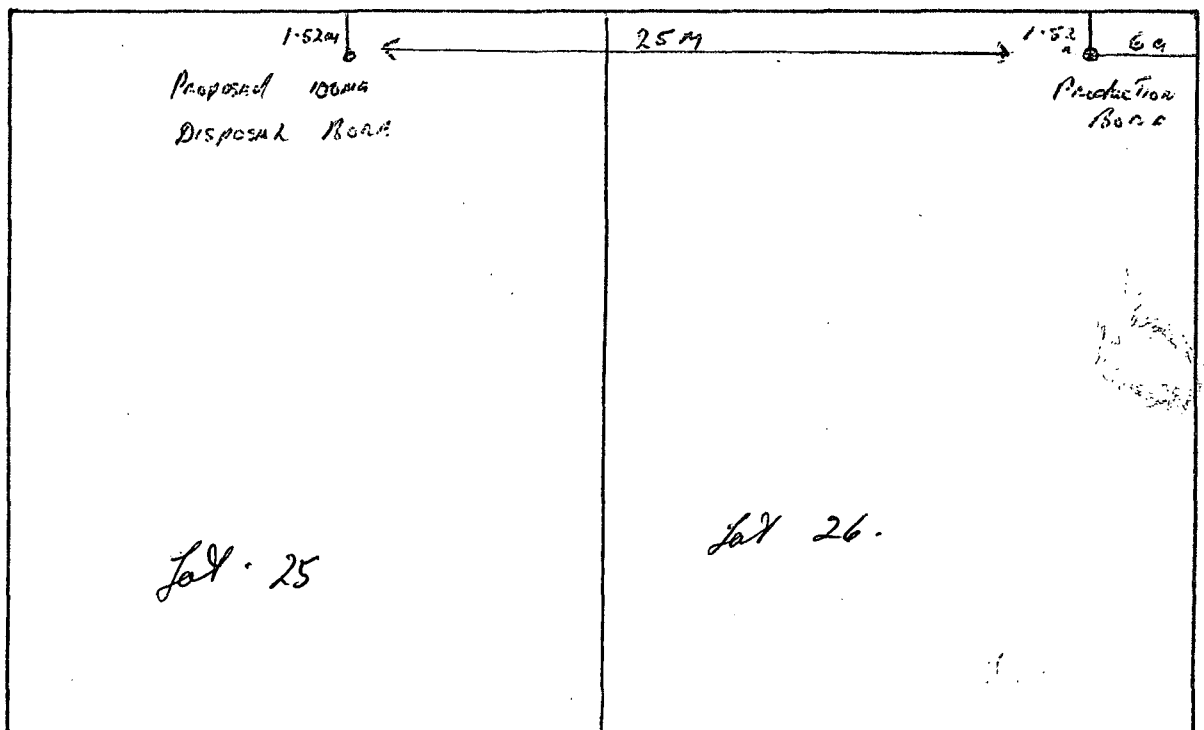
LOT No. 25 D.P.S. 2850 SECTION BLOCK

OWNER: L. S. & E. Muehleh ADDRESS: 20 Ruhi St

TYPE OF HOLE: DIAMETER: 100mm DEPTH: 45m WITH LINERS
WITHOUT LINERS

DEEP SOAK BORE ✓ BATH OVERFLOW BLOW DOWN HOLE FOR BORE

SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE



FOR OFFICE USE ONLY

APPROVED: [Signature] DATE: 28-1-80 PERMIT No. 72A RECEIPT No. 27047

FEES: Application Fee \$ 6.25 (Deep Soak Bore only)
Water Use Fee \$ 2.50
\$ 8.75 ✓

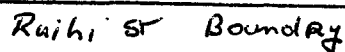
Shallow Drilled Soak-holes - \$2.00 ea.

SIGNED: [Signature]
(Applicant)

*Completed
12/5/80*

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

Boundary



Document Set ID: 6353
Version: 1, Version Date: 16/06/2010

Private Bag
ROTORUA.



FILE NO: 6512/99/1

APPLICATION FOR A GEOTHERMAL WORKS PERMIT

I hereby apply for a geothermal works permit in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

1. Address: 18 Ruia St Rotorua Lot No: 25 D.P.S.: 2850
Section No: _____ Block No: _____

2. Owner: L Mitchell Address: 18 Ruia St
Rotorua

3. Occupier: L Mitchell

4. This application is for the following use/uses of geothermal energy:

- (a) Geothermal reticulation lines,
- ☒ (b) Heat exchanger for central heating,
- (c) Heat exchanger for water heating,
- ☒ (d) Mineral pool, 2 - GEOTHERMAL COIL.
- (e) Mineral pool and bathhouse,
- (f) Greenhouse or hothouse,
- (g) Other use (specify).

5. Site plan attached.

6. I certify that all the information and the site plan contained herein is true and correct.

Signed: L. Mitchell
(Applicant)

Application Approved JMS.

LICENCE FEES:

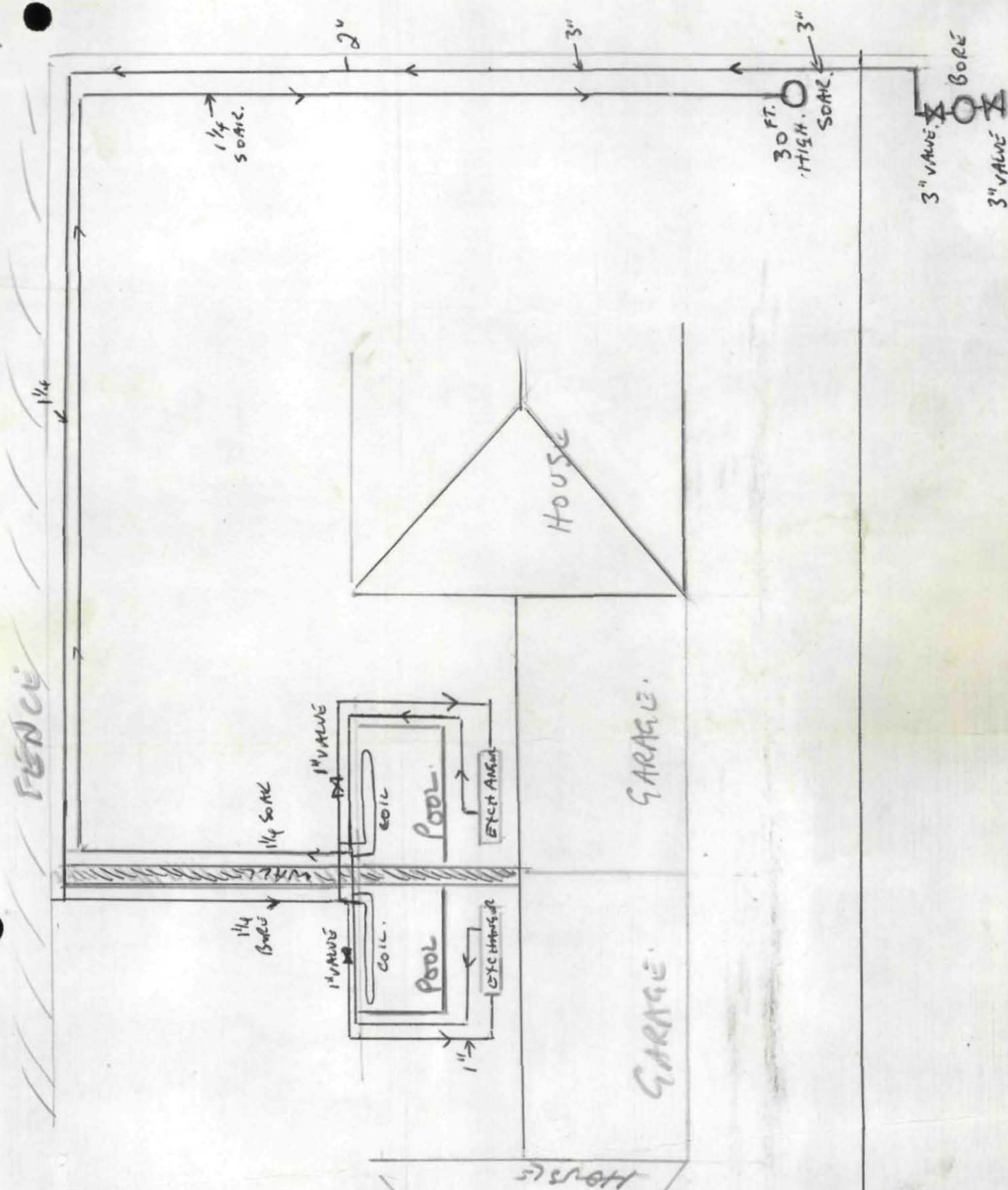
APPLN. NO: PERMIT NO: FEE:

\$2.50	Reticulation and 2 heat exchanges		128	2-50
\$6.25	Reticulation and 2 heat exchanges and one mineral pool			
\$1.25	Each heat exchanger in excess of two	X 2		2-50
\$2.50	Each pool in excess of one			
\$2.00	Each effluent disposal system			

TOTAL: \$ 8-00

Receipt No 1533 Date: 12-11-80

Completed 14-11-80

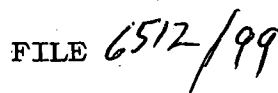


Indicate in plan form in the space above the location of the following geothermal works and structures on the property:

- (i) Main building, accessory buildings, mineral pools or baths;
- (ii) Production bore;
- (iii) Disposal bore or soak hole;
- (iv) Reticulation lines, effluent lines and heat exchangers;
- (v) Gas separation units, check valves etc.;
- (vi) Position and heights of atmospheric vents.

20.

18 RUIHI STREET



Private Bag,
 ROTORUA

~~"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT~~

ADDRESS: 18 Rurki St., Rostov

OWNER: HARRY HODGSON CARTER. ADDRESS: 18. RAIL ST

DEEP SOAK BORE ✓ BATH OVERFLOW BLOW DOWN HOLE FOR BORE

Hand-drawn map of the Morcan's Unit and Carters Unit. The map shows a rectangular area divided into two horizontal sections. The top section is labeled "MORCAN'S UNIT" and the bottom section is labeled "CARTERS UNIT". To the right of the map, there is a vertical line labeled "Proposed" and a horizontal line labeled "Proposed" and "100m Disposal Bank". The top right corner of the map is labeled "Disposal" and "Protection Bank". The bottom left corner of the map is labeled "18" and the bottom right corner is labeled "20".

FOR OFFICE USE ONLY

APPROVED:  DATE: 18-1-82 PERMIT No. 305. RECEIPT No. 7873

<u>FEES:</u>	Application Fee	\$ 6.25	(Deep Soak Bore only)
	Water Use Fee	\$ 2.50	
		\$ 8.75	✓

Shallow Drilled Soak-holes - \$2.00 ea.

SIGNED: _____
(Applicant)

ROTORUA WELLDRIILLING CO. LTD
P.O. BOX 727,
TALLY HO STREET, ROTORUA

Valuation No. 6512/99

Lot No. 25

Blk./Sctn. 17 Suburbs of Rot.

S.D. BIK. 1 TARAWERA A

D.P. 2850

Street No.

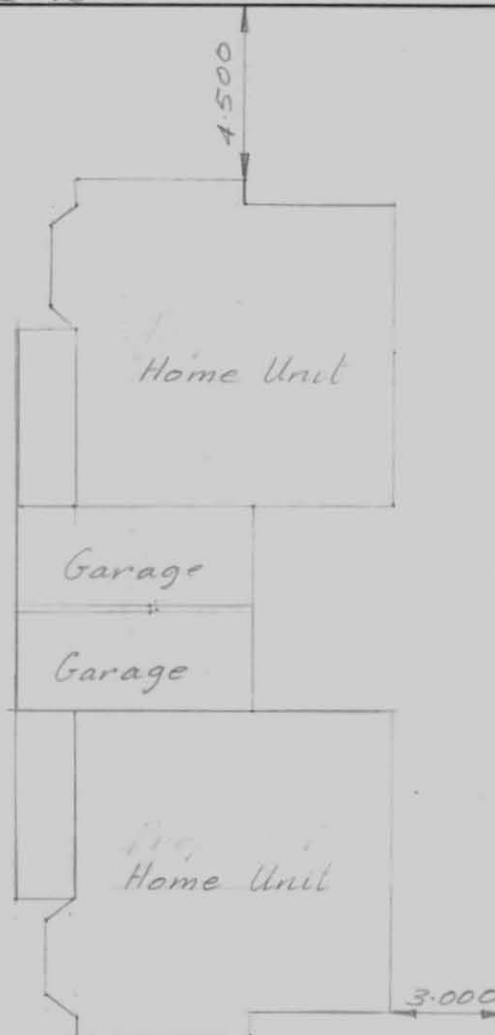
Scale: 1 : 200



BCM

RUIHI 25.15 STREET

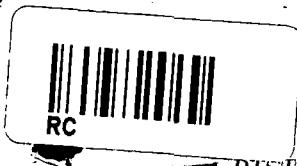
40.23



40.23

LOT 25
1011 m²

6512 / 99
8/5/10
675



DISTRICT PLANNER

Copy for your information. Please confirm that a Section 314 Certificate can issue.

9 June 1980

~~Messrs Couldrey Martin & Co
Surveyors
P.O. Box 878
ROTORUA~~

Dear Sirs

FLATS : LOT 25 DP 2850 RUIHI STREET
L.G. MITCHELL

I acknowledge your letter of the 30th May 1980 enclosing Land Transfer Plan and requesting a Certificate pursuant to Section 314 of the Local Government Act 1974.

Following an investigation, I shall advise you further.

Yours faithfully

for H.C. CHILDS
DISTRICT MANAGER

RNP / for attention

AP 10/6

COULDREY, MARTIN & CO.

REGISTERED SURVEYORS AND CIVIL ENGINEERS

ROTORUA, OPOTIKI and TE PUKE

OUR REF- 675

ROTORUA

ARAWA TRUST BUILDING
PUKUATUA STREET
P.O. BOX 878
TELEPHONE 82-828

OPOTIKI

PROFESSIONAL CHAMBERS
ELLIOTT STREET
P.O. BOX 94
TELEPHONE 128

TE PUKE

GOSLING'S BUILDING
JELICOE STREET
P.O. BOX 301
TELEPHONE 37-717

30th May, 1980.

The District Executive Officer,
Rotorua District Council,
Private Bag,
ROTORUA

RECEIVED

- 5 JUN 1980

ROTORUA
COUNCIL

FOR ACTION

CONFIRM
REPORT
REPLY

FOR INFORMATION

Plan of Flats on Lot 25 DP.2850

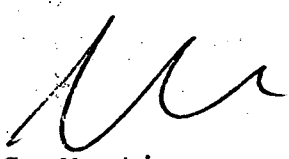
L.G. and L.E. Mitchell

Dear Sir,

Please find enclosed the above flats plan for your Section 314 certification.

We would be pleased if you would notify us when the plan might be uplifted.

Yours faithfully,
COULDREY, MARTIN & CO.


L.S. Martin,
Registered Surveyor.

G. J. COULDREY, M.N.Z.I.S.
REGISTERED SURVEYOR

L. S. MARTIN, DIP., SURV., M.N.Z.I.S.
REGISTERED SURVEYOR

R. S. MARTIN, M.B.E., C.ENG., M.I.C.E., F.N.Z.I.E.
REGISTERED CIVIL ENGINEER

A. M. MORTON, B.E.(Hons.), M.N.Z.I.E. REGISTERED CIVIL ENGINEER

6512/099

Land Registry Office

In reply, please quote

1st Floor, Westpac House
Cnr Victoria and Alma Streets
Private Bag 3049
Hamilton
Telephone: (07) 838-2959
DX 4032

S.62181

P01757

9 January, 1992

District Executive Officer¹¹²
Rotorua District Council
DX 11431
ROTORUA

Dear Sir

Plan Number S.62181 affecting the land described below,
signed by Wellington & Sinclair as the owner, was deposited
on 9 January, 1992.

LAND

C'st 26B/843, 26B/844
Restrictive areas on Lot 25 DP.2850.

Yours faithfully



C J Larsen (Mrs)
for DISTRICT LAND REGISTRAR

Parawai Road,

DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
HAMILTON

TELEPHONE: 82959



Property
files →

8/5/10
6512/99

23-7-1980

Rotorua District Council
P Bag
Rotorua

RECEIVED

24 JUL 1980

ROTORUA
COUNCIL

FOR ACTION
COUNCIL
REPORT
REPLY

FOR INFORMATION

Dear Sir

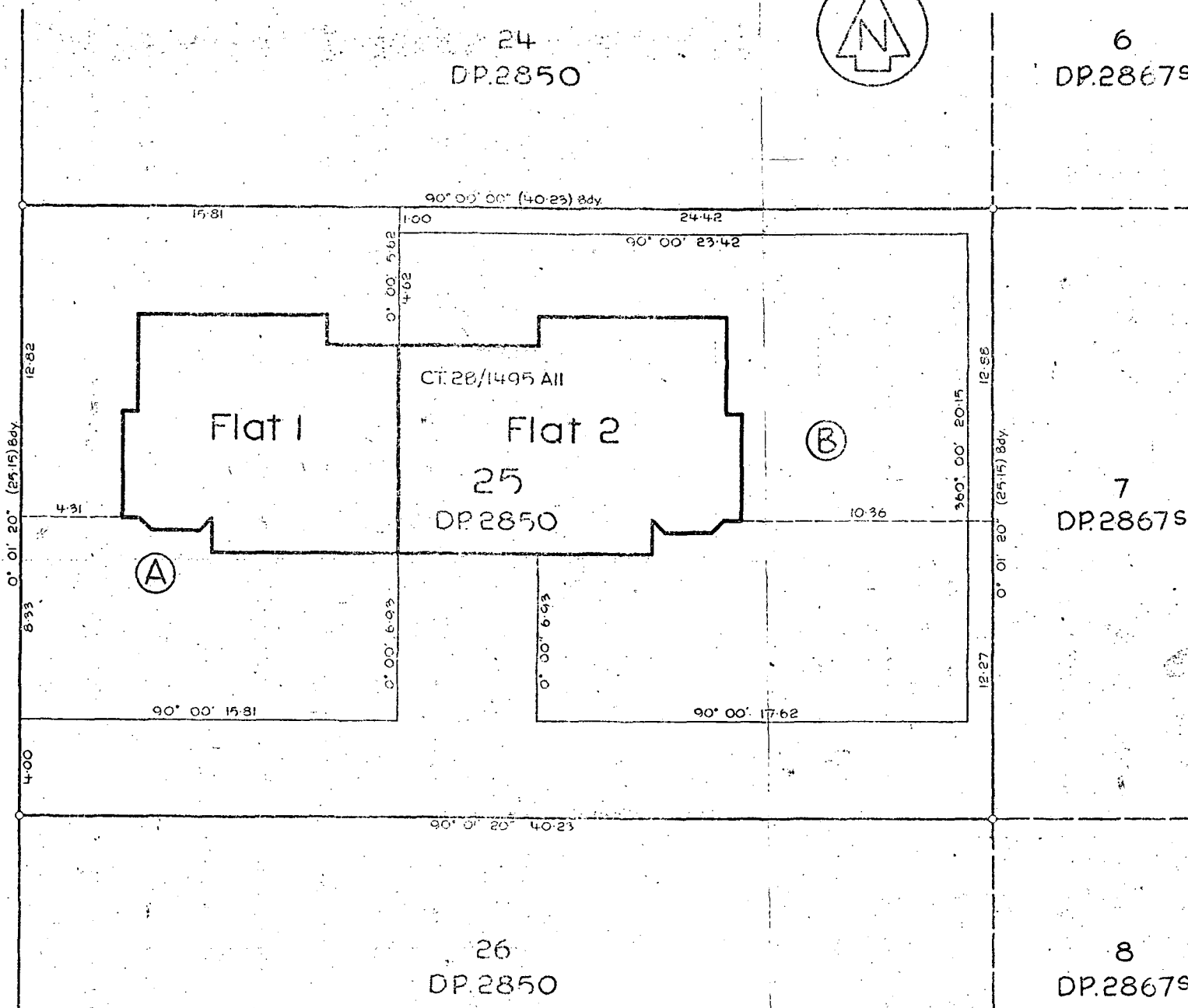
PLAN NO. 52881 being a subdivision of Plan of Aoto on lot 25
DP 2850- being part section 17 Suburbs of Rotorua

SIGNED BY L J & R E Mitchell :as the owner
was deposited on 22-7-80

Yours faithfully

for DISTRICT LAND REGISTRAR

Ruihi Street
(20.12)
Public Road : Sec. K21728 (Bitumen Sealed)



Approved: *fe Martin*
28 May 1980

Registered Owners

I Hereby Certify That The Buildings Shown Hereon Are Within The Boundaries Of CT.28/1495 Being Lot 25 DP.2850.

M Martin 30.5.80
Registered Surveyor

Pursuant To Sec. 314 Of The Local Government Act 1974 I Hereby Certify That Construction Of The Buildings Hereon Commenced On Or After 1st April 1979 And A Building Permit For The Construction Of The Buildings Has Been Issued By The Rotorua District Council Pursuant To Its Bylaws Dated This ___ Day Of ___ 1980.

District Executive Officer

Total Area 1012 m²
Comprised in CT.28/1495 All

I, Luke Steele Martin of Rotorua Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Rotorua this 30th day of May 1980. Signature *M Martin*

Field Book p. Traverse Book p.

Reference Plans DP.2850, DP.2867s

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this ___ day of ___ 19___

District Land Registrar

File Received Instructions

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. 1 Tarawera

Plan Of Flats On Lot 25 DP.2850
Being PT Sec. 17 Suburbs Of Rotorua

LOCAL AUTHORITY Rotorua District
Surveyed by Couldrey, Martin & Co. (675)
Scale 1:150 Date May 1980

Document Set ID: 638847
Version: 1, Version Date: 16/06/2010

DISTRICT PLANNER

Copy for your information

DISTRICT INSPECTOR



26 March 1980

Messrs Coddrey Martin & Co
Surveyors
P.O. Box 878
ROTORUA

Dear Sirs

AMALGAMATION : LOTS 25 & 26 DP 2850
L.G. & L.E. MITCHELL

Your letter of the 21st March 1980 refers

The Land Transfer Plan has been signed and certificate
has been executed under Seal.

The documents are forwarded herewith.

Yours faithfully

H.C. CHILDS
DISTRICT MANAGER

COULDREY, MARTIN & CO.

REGISTERED SURVEYORS AND CIVIL ENGINEERS

ROTORUA, OPOTIKI and TE PUKE

OUR REF- 675

ROTORUA

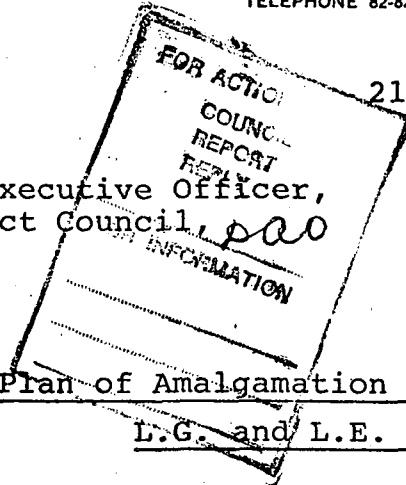
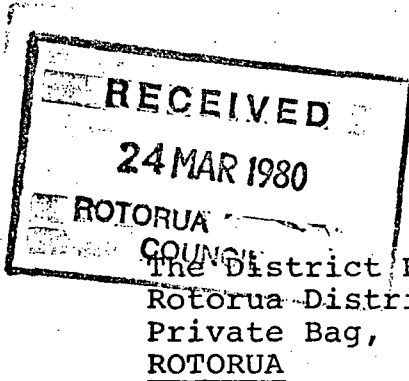
ARAWA TRUST BUILDING
PUKUATUA STREET
P.O. BOX 878
TELEPHONE 82-828

OPOTIKI

PROFESSIONAL CHAMBERS
ELLIOTT STREET
P.O. BOX 94
TELEPHONE 128

TE PUKE

GOSLING'S BUILDING
JELICOE STREET
P.O. BOX 301
TELEPHONE 37-717



Plan of Amalgamation Lots 25 and 26 DP.2850
L.G. and L.E. Mitchell

Dear Sir,

Please find enclosed a plan of amalgamation of titles required by our above Clients who wish to erect home units which will straddle the former lot 25/26 boundary.

We would be pleased if you would return the plan when the Council certification is completed.

Yours faithfully,
COULDREY, MARTIN & CO.

L.S. Martin
L.S. Martin,
Registered Surveyor.

G. J. COULDREY, M.N.Z.I.S.
REGISTERED SURVEYOR

L. S. MARTIN, DIP., SURV., M.N.Z.I.S.
REGISTERED SURVEYOR

R. S. MARTIN, M.B.E., C.ENG., M.I.C.E., F.N.Z.I.E.
REGISTERED CIVIL ENGINEER

A. M. MORTON, B.E.(Hons.), M.N.Z.I.E. REGISTERED CIVIL ENGINEER

657850mN

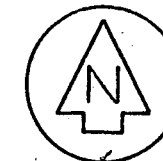
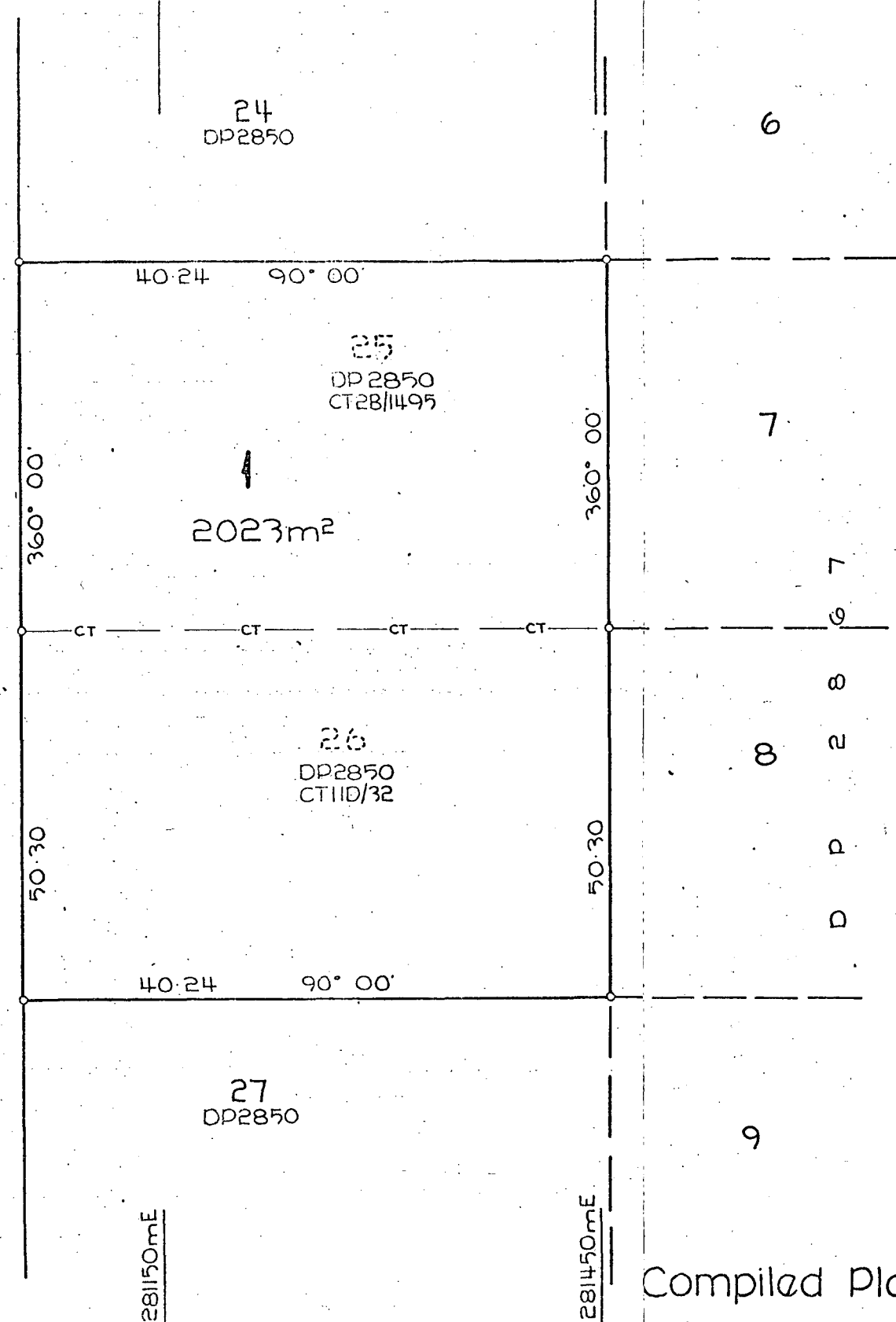
657550mN

280850mE

281150mE

281450mE

Ruihi Straat
Public Road - K 21728
(2012)



Approved: <i>L. Mitchell</i> <i>L. Mitchell</i> Registered Owner	
Amalgamation Required In Councils Consent To Building Permit Dated <i>26-3-80</i>	
District Executive Officer	
Datum: Bearings: Old Cadastral Coordinates: Old Cadastral Bay Of Plenty Circuit Coordinates Origin: Maketu 700000mN 300000mE	
Total Area 2023m²	
Comprised in CT2B/1495 CT11D/32	
I, <u>Luke Steele Martin</u> of Rotorua Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors' Act 1966 Dated at Rotorua this <u>20th</u> day of March 1980 Signature <i>L. Martin</i>	
Field Book	p. Traverse Book p.
Reference Plans DP2850 DP30397	
Examined	Correct
Approved as to Survey	
Chief Surveyor	
Deposited this day of 19	
District Land Registrar	

Compiled Plan

LAND DISTRICT South Auckland
 SURVEY BLK. & DIST. 1 Tarawera
 Document Set ID: 63684
 Version: 1, Version Date: 16/06/2010

Plan Of Lot 1
 Being Lots 25 & 26 DP2850
 Being Pt Sec 17 Suburbs Of Rotorua

LOCAL AUTHORITY Rotorua District
 Surveyed by Couldrey, Martin & Co. 675
 Scale 1:250 Date March 1980

File
 Received
 Instructions



4653

Permit No. 521

BOROUGH

ROTORUA

APPLICATION FOR BUILDING PERMIT.

I HEREBY APPLY, in terms of your Building Bylaws for a permit for the erection of the undermentioned buildings in accordance with the plans and details which are hereby submitted, and request your inspection in terms of the said Bylaws.

Lot 25 Section 17 Block _____ Street Ruehi

Area of Section: 1/4 acre

Description of Proposed Work Wood and concrete
(Wood, Brick, Concrete, Stone or Iron)

Purpose for which Building to be used: garage (alteration for)

If fronting a Street, how far back, and what approach: 20 ft

Number of Storeys: _____ Height of Each: 1

Thickness of Outer Walls on each Storey: 4"

Thickness of Party Walls: 11"

Full Length and Breadth of Building: 46 3/4 x 45 1/2

Roofing: Galvanised Iron

Time required for Erection: Two Months

Name and Address of Owner: Miss D. Brien Ruehi St

Name and Address of Builder: Mr. G. Watt 23 Lytton St Port

Name and Address of Licensed Sanitary Drainer: _____

Name and Address of Licensed Sanitary Plumber: Mr. E. Martin Amohau

Estimated Cost, or Contract Price: £500.

If Hoarding required, state length and width: _____

If Crossing required, show position: _____

Dated 31 May 1948. Signature of Applicant: G. Watt

Proper Plans and Specifications in DUPLICATE must accompany this application.

BUILDING INSPECTED:-
Dates

REMARKS

Application No. 10923 & 10924

ROTORUA DISTRICT COUNCIL

Valuation No. 6512/99.

APPLICATION FOR PERMIT TO CARRY OUT SANITARY PLUMBING AND DRAINAGE WORK

I, the undersigned, hereby apply for permission to have the work described herein, and set out on the plans attached hereto, carried out in accordance with the provisions of the Drainage and Plumbing Regulations 1978 at premises situated at:

Address 18 BENH ST. ROT

Legal Description:

Lot No. 25 Deposited Plan No. 2850

Section No. 18 Block No.

Description of Work: TO & CONNECT 2 UNITS TO SEWER

Name and address of person for whom work is to be carried out:

L MITCHELL 20 DELON ST ROTORUA

Name and address of Registered Plumber: ALAN MURRAY BAISLEY ROAD ROT

Name and address of Registered Drainlayer: COLIN FRASER COLLIE DRIVE ROT

BOTH UNITS

	Value	Fees
Plumbing	1500.00 \$3800	\$ 80 :00
Drainage	500.00 \$1200	\$ 40 :00
TOTAL FEES		\$ 120 :00

Signature: [Signature]

Date: 11/12/79

FOR OFFICE USE ONLY

Receipt Number 29118

Fee Paid \$120.00

Date Paid 30/1/80

Issue Approved Ray C

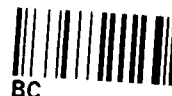
Date Approved 18-12-79

Permit No. 1259 - 1260

Date Issued

See reverse for Fees and Notes

FOR OFFICE USE ONLY



FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (excluding value of fittings)		
Value of Work		Permit Fee
Up to	\$50	\$10
\$51 -	\$100	\$15
\$101 -	\$200	\$25
\$201 -	\$300	\$30
\$301 -	\$400	\$35
\$401 -	\$500	\$40
\$501 -	\$600	\$45
\$601 -	\$700	\$50
\$701 -	\$800	\$55
\$801 -	\$900	\$60
\$901 -	\$1000	\$65

\$1001 and over, \$5 extra for every \$200 or part thereof in excess of \$1000

IMPORTANT

INSPECTION & TESTING REQUIREMENTS

DRAINAGE WORK: Drainlayers are required to notify the Plumbing and Drainage Inspector when all work is completed. This includes effluent disposal systems for septic tanks. All drains will be tested with a 1.5m head of water. To implement this test it will be necessary for persons undertaking drainage work to have sufficient drain plugs to fill all sections of the drain prior to the Plumbing and Drainage Inspector arriving on the job, also to have available a stand pipe to apply the 1.5m head pressure.

This form of testing is essential to exclude the possibility of ground water infiltration with its attendant increase in pumping charges and overloading of the sewers and treatment plant.

PLUMBING WORK: Plumbers are required to notify the Plumbing and Drainage Inspector when work is ready for inspection as follows:

- (a) When the building has been initially piped out and wastes are installed (before wall linings are fixed and floors laid).
- (b) When work is complete.

Plans of Drainage and Plumbing Work

In the case of single houses a preliminary drainage plan will not be required. In all other cases, however, plans of the preliminary proposal are to be submitted at the time of application for a permit. In all instances, however, an "as laid" plan must be available on site as a prerequisite to a test of the work.

In commercial buildings full plans and elevations of plumbing stacks must be provided at the time of application for a permit.

18 Ruihi Street Lot 25 DPS 2850 Section Block

ROTORUA DISTRICT COUNCIL

P & D to 2 Units

Owner: L. Mitchell

Plumber: A. Murray

Drainlayer: C. Fraser

Valuation No.: 6512/99

Permit No.: 1259, 1260

Appn. No.: 10923, 10924

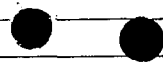
Date: 30/1/80

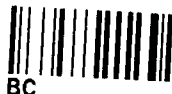
INSPECTIONS

DATE

15.2.80.	Plumbing Inspector. new unit fixed out
13.5.80	Plumbing Inspector. Damage inspected & tested. new Concrete provided to seal gutter from hot unit. Lining on new gutter installed.
12.6.80.	Plumbing Inspector. fittings being installed.
16.9.80.	Plumbing Inspector. first unit semi completed. water leaks apparent in hot bathroom
9.2.81.	Plumbing Inspector. both units completed

End





BUILDING APPLICATION FORM

Received _____

Application No. 114838

Date 11/12 1979

TO THE ENGINEER

I hereby apply for permission to erect, repair, alter, extend, demolish, remove a building at No. 218

RUHI STREET ROTORUA. for
(address)

Mr/Mrs L MITCHELL of 20 DEVON ST ROT.
(owner) (address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Val. Roll No. <u>6512/99</u>	Lot No. <u>25</u>	Area <u>1125 Dm</u>
Checked _____ clerk	D.P. No. <u>2850</u>	Frontage <u>25m.</u>
	Zoning _____	Depth <u>45m</u>

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.).

Dwelling (Home Units)

Area of ground floor <u>96 per Unit.</u>	Estimated value
Gross floor area <u>131 per Unit.</u>	Building work \$ <u>62,000</u>
Area of accessory buildings _____	Plumbing & Drainage \$ <u>4,000</u>
Owner <u>L Mitchell</u> (Signature)	Total \$ <u>66,000</u>
Address <u>20 DEVON ST.</u>	Builder's name <u>A. HALEY</u> (Please Print)
Phone No. _____	Signature <u>[Signature]</u>
	Address <u>PO Box 1190</u>
	Phone No. <u>56528</u>

FOR OFFICE USE ONLY

Application checked and approved by:	Health Inspector <u>[Signature]</u> Date <u>17/12/79</u>	Issue of Permit Approved <u>[Signature]</u> Engineer
Building Inspector <u>[Signature]</u> Date <u>21-1-80</u>	Dangerous Goods Inspector _____ Date _____	Date <u>21-1-80</u>
Town Planning Officer <u>[Signature]</u> Date <u>14/12/79</u>	Water Inspector <u>[Signature]</u> Date <u>17/12/79</u>	Comments _____
Plumbing & Drainage Inspector <u>[Signature]</u> Date <u>18-12-79</u>	Fire Prevention Officer _____ Date _____	
Structural Engineer _____ Date _____	General Inspector <u>[Signature]</u> Date <u>21/1/80</u>	
Geothermal Inspector <u>[Signature]</u> Date <u>21-1-80</u>		

SUBJECT	APPLN. No.	PERMIT No.	DATE	VALUE	FEE
Building		<u>1084580</u>		\$ <u>62,000</u>	\$ <u>215.00</u>
Plumbing & Drainage				\$ <u>4,000.00</u>	\$ <u>120.00</u>
Water Connection				\$ _____	\$ <u>35.00</u>
Damage Deposit { <u>Refunded cheque 1320, 4/8/80</u>				\$ _____	\$ <u>100.00</u>
Vehicle Crossing				\$ _____	\$ <u>153.40</u>
Sewer Connection				\$ _____	\$ _____
Stormwater Discon.				\$ _____	\$ _____
Water Disconnection				\$ _____	\$ _____
Building Research Levy				\$ _____	\$ <u>16.00</u>

TOTAL: \$ 689.40

(see scale of fees on back)

Receipt No. 29118

Date 30/1/80

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
according to the Estimated Value of Work

Estimated Value of Work	Fees	Estimated Value of Work	Fees
	\$		\$
Not exceeding \$200	6.00	Over \$18,000 and not exceeding \$20,000	83.00
Over \$200 and not exceeding \$1,000	11.00	Over \$20,000 and not exceeding \$25,000	99.00
Over \$1,000 and not exceeding \$1,200	14.00	Over \$25,000 and not exceeding \$30,000	116.00
Over \$1,200 and not exceeding \$1,400	16.00	Over \$30,000 and not exceeding \$35,000	132.00
Over \$1,400 and not exceeding \$1,600	18.00	Over \$35,000 and not exceeding \$40,000	149.00
Over \$1,600 and not exceeding \$1,800	20.00	Over \$40,000 and not exceeding \$50,000	171.00
Over \$1,800 and not exceeding \$2,000	22.00	Over \$50,000 and not exceeding \$60,000	193.00
Over \$2,000 and not exceeding \$2,500	25.00	Over \$60,000 and not exceeding \$70,000	215.00
Over \$2,500 and not exceeding \$3,000	27.00	Over \$70,000 and not exceeding \$80,000	237.00
Over \$3,000 and not exceeding \$3,500	29.00	Over \$80,000 and not exceeding \$90,000	259.00
Over \$3,500 and not exceeding \$4,000	31.00	Over \$90,000 and not exceeding \$100,000	281.00
Over \$4,000 and not exceeding \$5,000	35.00	Over \$100,000 and not exceeding \$120,000	303.00
Over \$5,000 and not exceeding \$6,000	38.00	Over \$120,000 and not exceeding \$140,000	325.00
Over \$6,000 and not exceeding \$7,000	41.00	Over \$140,000 and not exceeding \$160,000	347.00
Over \$7,000 and not exceeding \$8,000	44.00	Over \$160,000 and not exceeding \$180,000	369.00
Over \$8,000 and not exceeding \$9,000	48.00	Over \$180,000 and not exceeding \$200,000	391.00
Over \$9,000 and not exceeding \$10,000	51.00	Over \$200,000 and not exceeding \$240,000	435.00
Over \$10,000 and not exceeding \$12,000	57.00	Over \$240,000 and not exceeding \$280,000	479.00
Over \$12,000 and not exceeding \$14,000	63.00		
Over \$14,000 and not exceeding \$16,000	70.00	For every \$40,000 or part thereof in excess	
Over \$16,000 and not exceeding \$18,000	76.00	of \$280,000 an additional fee of	22.00

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid.

Permits of a lesser value than \$3,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

- All builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.
- Any applications not complying will not be accepted.
- It is an offence to start building work before a permit is issued.
- All plans must be drawn to scale.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be.

The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application, at the completion of the work.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings, conforms with the requirements of the District Planning Scheme and the Building By-laws.

ROTORUA DISTRICT COUNCIL

BUILDING PERMIT

Owner: L. Mitchell

Builder: A. Haley

Type of Work: 2 Home Units

Valuation No.: 6512/99

Permit No.: J084580

Appn. No.: 114838

Date: 30/1/80

INSPECTIONS

DATE

7.2.80

Mr Haley called. Reverting to A.5 from north
Bridge in view of 3.000 as application
footings & Steel as per application

2-4-80.

Reeling in site MC OK pointing to line

16.9.80

Site visited at request of Mr Mitchell regarding
inquiry as to extent required of thermal resistance coating
and the required envelope. By inspection through
shedding Rossco's tiles up it is evident that the
ceiling & roof have not been insulated as per
application. No insulation was visible over either
unit.

17.9.80

Letter to builder to rectify e.c. to Owner B.P.V

18 Ruihi Street: Street Lot 25 DPS 2850 Section Block

17 September 1980

Mr A. Haley
P.O. Box 1190
ROTORUA

Dear Sir

PERMIT J084580 - 2 HOME UNITS, 18 RUIHI STREET

On a recent inspection of the above works it was noted that apparently no thermal insulation has been provided to the roof and/or ceiling areas of both dwelling units in accordance with the application documents and the Municipal Corporations Amendment Act 1977 (thermal insulation of residential buildings).

It will be necessary to remedy this situation by providing and fixing this insulation, under supervision of this office, within 14 days of receipt of this letter.

It would appear that the only possible way of insulating all areas would be by the removal of the Roscrete tiles. This office would also wish to confirm by inspection that the tenancy separation wall has been extended right up to the roof sheathing.

Yours faithfully
D.J. McCartney
SENIOR BUILDING INSPECTOR

per: B.E. Turner
BUILDING INSPECTOR

Mr L. Mitchell
18 Ruihi Street
ROTORUA

Copy referred for your information.

Please bring up
12.10.80
BET

13.10.80

Now Insulated
BET

6512/99

MEMORANDUM for: DISTRICT INSPECTOR

re: OWNER/OCCUPIER FLATS: LOT 25 D.P. 2850.

RUMI ST - L.G. MITCHELL

The attached flat plan has been received for certification. Please take such action as you consider necessary to ascertain the following as appropriate:

- (a) If the buildings were constructed before 1 April 1979 that they were provided with such safeguards against fire and means of escape in case of fire as required by the bylaws applying on this date: or
- (b) If the construction of the buildings was commenced before 1 April 1979 that they would be provided with such safeguards against fire and means of escape in case of fire as required by the bylaws applying on this date:
- ✓ (c) If the construction of the flats commenced on or after 1 April 1979 that a building permit for the construction of the buildings has been issued.

Comments

- (a) Fails to comply in that the roof tiles are not embedded in mortar at top of concrete block fire partition.
- (b) The 100 x 50 piece of timber across the top of the block wall must be removed.

G.N. Fraser
13/6/80

G.N. Fraser
DISTRICT INSPECTOR

ROTORUA DISTRICT COUNCIL

6512/99

APPLICATION FOR DEMOLITION/REMOVAL OF BUILDING

DATE: 14-1-80

TO THE CITY ENGINEER
ROTORUA

I Leslie Gordon Mitchell
(Full Name)

OF 20 Devon St Rotorua HEREBY APPLY
(Postal Address)

PERMISSION TO DEMOLISH/~~REMOVE~~ A BUILDING AT NO. 18 Ruiti St

BEING LOT 25 D.P.S. L.T.S. 22248 SEC. BLOCK

DISCONNECTIONS:

THE FOLLOWING SERVICES REQUIRE TO BE DISCONNECTED AND I HEREBY MAKE FORMAL APPLICATION FOR COUNCIL TO UNDERTAKE THIS WORK AT MY COST

1.	SEWER DISCONNECTION	YES/NO	\$ 10.00
2.	WATER DISCONNECTION	YES/NO	\$ 10.00
3.	STORM WATER DISCONNECTION	YES/NO	\$ - -
4.	EXISTING VEHICLE CROSSING	YES/NO	\$ Dwelling application pending
5.	DAMAGE DEPOSIT <u>Refunded Memo 1162 \$100.00 2/5/80 KMD Fee</u>	\$	<u>120.00</u>

TOTAL ... \$ 122.00 RECEIPT NO. 2896

L.G. Mitchell OWNER
(Signature)

L.G. Mitchell CONTRACTOR
(Signature)

FOR OFFICE USE ONLY

APPLICATION CHECKED & APPROVED BY:

Building Inspector: B.C. Turner

Date: 14.1.80

Plumbing & Drainage Inspector: MB

Date: 15/1/80

General Inspector: Bev

Date: 15-1-80

Water & Geothermal Inspector: MB

Date: 15/1/80

ISSUE OF PERMIT APPROVED

x [Signature]
(City Engineer)

Date:

Comments:

GENERAL INFORMATION:

- Permits are required in ALL cases of Demolition or Removal.
- Disconnections of services are to be undertaken by Council staff only.
- Demolition materials are not to be destroyed by burning or dumping within the City boundary.
- Damage Deposits will be adjusted upon completion of the work.
- The cost of individual disconnections is \$10.00 per installation.

18 December 1979

Mr A. Haley
P. O. Box 1190
ROTORUA

Dear Sir

RE: PROPOSED DWELLING LOT 25 D.P.S. 2850
18 RUIHI STREET

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

1. General:

Please advise whether you wish Council to install the vehicle access crossing, or whether the installation will be undertaken by the contractor. ✓

2. Geothermal:

It will be necessary to show the position of the heat exchangers upon the drawing. Please find enclosed a schedule of the general requirements relating to the use of geothermal energy. ✓

3. Building Bylaws:

It will be necessary to clarify whether the application is for one unit, or two. ✓

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

Yours faithfully

D.J. McArtney
SENIOR BUILDING INSPECTOR

Encl.

File → ~~650/59~~
20/12 F.10
6512/100

DISTRICT PLANNER

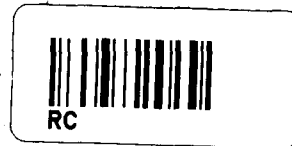
DISTRICT INSPECTOR

Copy for your information

[Signature]

26 March 1980

Messrs Couldrey Martin & Co
Surveyors
P.O. Box 878
ROTORUA



Dear Sirs

AMALGAMATION : LOTS 25 & 26 DP 2850
L.G. & L.E. MITCHELL

Your letter of the 21st March 1980 refers

The Land Transfer Plan has been signed and certificate
has been executed under Seal.

The documents are forwarded herewith.

Yours faithfully

H.C. CHILDS
DISTRICT MANAGER

RNP/for attention

at 27/3

COULDREY, MARTIN & CO.

REGISTERED SURVEYORS AND CIVIL ENGINEERS

ROTORUA, OPOTIKI and TE PUKE

OUR REF- 675

ROTORUA

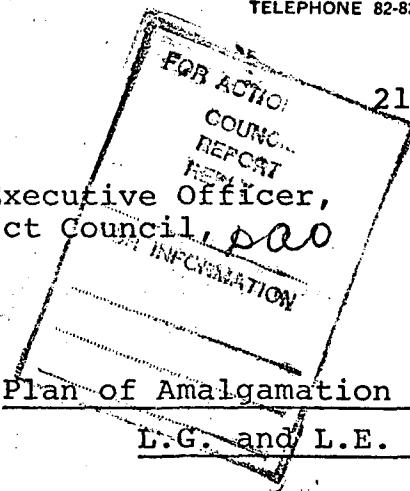
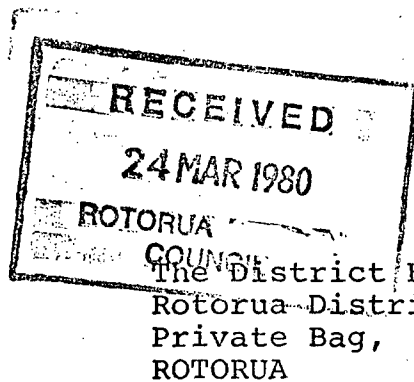
ARAWA TRUST BUILDING
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ELLIOTT STREET
P.O. BOX 94
TELEPHONE 128

TE PUKE

GOSLING'S BUILDING
JELlicoe STREET
P.O. BOX 301
TELEPHONE 37-717



21st March, 1980

Plan of Amalgamation Lots 25 and 26 DP.2850
L.G. and L.E. Mitchell

Dear Sir,

Please find enclosed a plan of amalgamation of titles required by our above Clients who wish to erect home units which will straddle the former lot 25/26 boundary.

We would be pleased if you would return the plan when the Council certification is completed.

Yours faithfully,
COULDREY, MARTIN & CO.

L.S. Martin
L.S. Martin,
Registered Surveyor.

G. J. COULDREY, M.N.Z.I.S.
REGISTERED SURVEYOR

L. S. MARTIN, DIP., SURV., M.N.Z.I.S.
REGISTERED SURVEYOR

R. S. MARTIN, M.B.E., C.ENG., M.I.C.E., F.N.Z.I.E.
REGISTERED CIVIL ENGINEER

A. M. MORTON, B.E.(Hons.), M.N.Z.I.E. REGISTERED CIVIL ENGINEER

657850mN

657550mN

280850mE

Ruhi Street

Public Road - K 21728
(2012)

281150mE

281450mE

24
DP2850

6



40.24 90° 00'

25
DP2850
CT28/14952023m²

360° 00'

7

CT CT CT CT

7

6

8

2

D

D

26
DP2850
CT11D/32

8

50.30

50.30

40.24 90° 00'

27
DP2850

9

Compiled Plan

Approvals:

P. Mitchell
L. G. Mitchell

Registered Owner

Amalgamation Required In Councils
Consent To Building Permit
Dated 26.3.80

District Executive Officer

Datum:

Bearings: Old Cadastral
Coordinates: Old Cadastral
Bay Of Plenty Circuit Coordinates
Origin: Maketu 700000mN
300000mE

Total Area 2023m²

Comprised in CT28/1495 CT11D/32

I, Luke Steele Martin of Rotorua
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors' Act 1966

Dated at Rotorua this 20th day
of March 1980 Signature *M Martin*

Field Book p. Traverse Book p.

Reference Plans DP2850 DP30397

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

AND DISTRICT South Auckland
SURVEY BLK. & DIST. 1 Tarawera

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Version: 1, Version Date: 07/05/2010

Plan Of Lot 1
Being Lots 25 & 26 DP2850
Being Pt Sec 17 Suburbs Of Rotorua

LOCAL AUTHORITY Rotorua District
Surveyed by Couldray, Martin & Co 675
Scale 1:250 Date March 1980

File
Received
Instructions