



91-7353

P 26101
I-5182

24 Ranch Avenue
Beachhaven
Auckland 10

14 January 1996

P 26101

District Manager
Building Officer
Rotorua District Council
Private Bag RO 3029
Rotorua

Dear Sir

VALUATION NO: 6531/371 B
BUILDING CONSENT NO: 91/7353
ADDRESS: 121A Lake Road

Rotorua District Council	
RECEIVED	17 JAN 1996
REFERRED TO	FM Cdn w
.....	
COPY TO	
INSTRUCTIONS:	
.....	
.....	

So that a Building Consent (Permit) can be issued for the above property I wish to apply for an extension of six months to complete the work outstanding.

Yours faithfully

R. E. Watson

Granted 22-1-96 CH

Rotorua District Council

RECEIVED 06 SEP 1995

REFERRED TO ENV

5. 9. 95

COPY TO

INSTRUCTIONS: Your Ref

P26101
24 Ranch Avenue
Beachhaven
Auckland 10

P 26101

inspection
booked
900am 6/11/95

Dear Sir

My wife and I as joint owners of 121 A
Lake Road Rotorua are in receipt of your letter of
22/8/95 regarding the processes in obtaining building
consent. We in fact purchased the property in July
1994 and were not aware that this was the case.

We would be most grateful if council would
consider granting us a six month extension, and we will make
ourselves available to be present when the building is
inspected.

As 121 A is essentially our holiday home and we
are only in residence on an intermittent basis, may we suggest
an inspection date of 30th October or 6th November, and
preferably in the morning.

Can you please write and confirm one of

these dates.

Yours faithfully
R.E. Watson

FILE

ROTORUA
DISTRICT
COUNCIL

Date: 22.8.95

Please Quote: P 26101

R.E. Watson
24 Ranch Avenue
Beachhaven, Auckland

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

Address all
communications to:
District Manager
Rotorua District Council

Dear Building Owner,

VALUATION NO: 6531/371 B
BUILDING CONSENT NO: 91/7353
ADDRESS: 121A Lake Road

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

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

("Sec 41 LAPSE AND CANCELLATION OF BUILDING CONSENT

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

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

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

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

Yours faithfully,



Building Officer

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

P 26101
I-5182.



91-7353

24 Ranch Avenue
Beachhaven
Auckland 10

14 January 1996

P 26101

District Manager
Building Officer
Rotorua District Council
Private Bag RO 3029
Rotorua

Rotorua District Council	
RECEIVED	17 JAN 1996
REFERRED TO	<i>Edin w</i>
.....	
COPY TO	
INSTRUCTIONS:	
.....	
.....	

Dear Sir

VALUATION NO: 6531/371 B
BUILDING CONSENT NO: 91/7353
ADDRESS: 121A Lake Road

So that a Building Consent (Permit) can be issued for the above property I wish to apply for an extension of six months to complete the work outstanding.

Yours faithfully

R. E. Watson

Granted 22-1-96 ch

Revision: 1. Version Date: 25/02/2009