

DIGITAL PROPERTY FILE

DISCLAIMER:

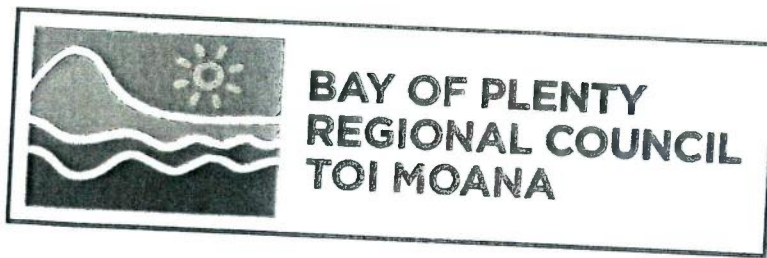
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The information provided does not constitute a Land Information Memorandum or any similar document"

The documentation enclosed is a copy of the information on hand for this property file and may not necessarily reflect all changes, applications, and information pertaining to the property.



This property maybe affected by the Bay of Plenty Regional Council's (BOPRC) Floodway and Drainage Bylaw. The Bylaw applies to drains, pump stations, defences against water (including stopbanks and floodwalls), river-edge protection and floodways owned or under the control of BOPRC's for flood protection and drainage.

For information on whether the Bylaw applies to this property, phone 0800 884 880 and ask for the Asset Management Coordinator for Rivers and Drainage or email riversanddrain@boprc.govt.nz (include address of the property you are seeking information on).



Opotiki District Council

CUSTOMER VALUATION ENQUIRY

Valuation Number: 07560 462 00
Location: 116 RICHARD STREET
Legal Description: LOT 2 DP 3037
Area (Ha): 0.1011
Valuation Date: 1/09/2004

	normal	special
Land Value:	18000	
Improve Value:	84000	
Capital Value:	102000	
Tree Value:		

Contiguous Property:

Current Year's Assessed Rates: 2005: \$1493.00

Rates Balance: 0.00
Water Balance: 0.00
Total Outstanding: 0.00

Property Occupiers: HOWE SAMUEL GEORGE MATAKATARANGI
EDWARDS ERICA DENISE

Commencement Date: 30 Jul 2004
30 Jul 2004

Property Owners: HOWE SAMUEL GEORGE MATAKATARANGI
EDWARDS ERICA DENISE

Commencement Date: 30 Jul 2004
30 Jul 2004

March 15, 2005

29 August 2002

Miss T Wilson
P O Box 385
OPOTIKI

Dear Miss Wilson

FINAL WATER READING – 116 RICHARD STREET – 7560-462-00

The water meter at the above property was read on 19 August 2002 as requested.
Details are as follows:

Meter Number : OOM2733
Final Reading : 491
Previous Reading : 484
Consumption : 7 @ 0.28c/cubic metre = \$1.96 inc GST
Administration Fee : \$20.00

Total Payable : \$21.96 inc GST

Please treat this letter as a Tax Invoice – GST No: 10-912-555.

Please forward your payment to this office together with a copy of this letter.
As we are still converting the water billing data from the old computer system to
Origin, invoices for final readings are sent in letter format.

Yours faithfully



Sue Watson
Office Manager
SLB:WaterFinalReading

Inspector: M _____

File No. _____

Receipt No. _____

Date Permit Issued 2/5/84

OWNER

Name S Boyack

Mailing Address 116 R. Richmond St
Winnipeg

BUILDER

Name Self

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. S/A

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 756/462

Lot 2 D.P. 3037

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Double carport - concrete block wall / timber framed / iron roof.

FLOOR AREA Whole Sq. Metres 20

DWELLING UNITS Number Erected N/A

ESTIMATED VALUES

Building	<u>1900</u>	<u>00</u>
Plumbing		
Drainage		
TOTAL	<u>1900</u>	<u>00</u>

NATURE OF PERMIT (TICK BOX)

☒ **NEW BUILDING**
- include dwelling added, exclude domestic garages

☐ **FOUNDATIONS ONLY**

☐ **ALTERED, REPAIRED, EXTENDED**
- include conversions and resited buildings

☐ **NEW CONSTRUCTION OTHER THAN BUILDINGS** - include demolitions

☐ **DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS**

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____	Receipt No. <u>58747</u>
Street Damage Deposit ..	\$ _____	Vehicle Crossing Levy ...	\$ _____	Date of Payment <u>3/5/84</u>
Building Research Levy ..	\$ _____	M.S. Plumbing	\$ _____	Authorised Officer <u>2. J. [Signature]</u>
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
TOTAL:	\$ <u>30.00</u>			

Special Conditions: Residential Zone - Richmond St

Building area was adequate.

Garage to be sited at rear of property.

Before work commenced, I advised the neighbour.

Concrete block wall to comply with N2S 1900, Chap 6.2.

For the above required provisions, provide all the following:

1. Fire 11.31 x 11.31 or passage

Date Inspected	REMARKS (e.g. stage reached with work)
<u>14/6/84</u>	<u>Footings</u>
<u>26/6/84</u>	<u>Steel reinforcing</u>
<u>10/7/84</u>	<u>Concrete poured</u>

9/8/84	1st row blocks laid
16/10/84	Block wall completed.
18/12/84	Posts - beams & rafters erected.

COMPLETED (Signature)



Date

15 / 1 / 85

Hotiki County Council

The Building Inspector,

I agree to
Mr. Boyack. erecting a
concrete block wall for
his carport on our Boundary
fence line.

John Mc Donnell

11-5-84

SURNAME Bayack

Valuation No. 756/462

SITE ADDRESS: 116 Richard St

ALL PLANS, SPECIFICATIONS, DETAILS SUBMITTED : YES / NO
LEGAL DESCRIPTION - CORRECT : YES / NO

DISTRICT SCHEME - ZONE: Res B PROPOSED USE: garage

PLANNING CONSENT REQUIRED / TOWN PLANNING COMMITTEE : YES / NO

BULK, HEIGHT, SITE, BOUNDARY REQUIREMENTS - O.K. : YES / NO

SUBDIVISION PROPOSAL (LEASE, UNIT TITLE, FLAT PLAN ETC) : YES / NO

DRAINAGE : SEWAGE, PLUMBING, STORMWATER - WATER SUPPLY : O.K. / NO

DANGEROUS GOODS, HEALTH ACT, FACTORIES ACT, FIRE SAFETY, PUBLIC HOUSES
FOOD PREMISES, CLEAN AIR ACT, NOISE CONTROL, POISONS : O.K. / NO

LOCAL GOVT ACT Sect 641 - REFUSE PERMIT : LANDSLIP, FLOOD THREAT
DISTRICT SCHEME REQUIREMENTS : YES / NO
OK

BUILDING : MATERIALS, STRUCTURAL SAFETY - NZS 1900 & NZS 3604.

i) DESIGN CERTIFICATE / CALCULATIONS by first concrete : YES / NO / NOT REQUIRED

ii) SPECIFICATIONS : YES / NO / NOT SATISFACTORY

iii) BRACING SCHEDULE : YES / NO / not SATISFACTORY (Foundations, Wall, Ceiling & Roof)

iv) FOUNDATION TYPE : Concrete FOUNDATION SATISFACTORY : YES / NO

v) FLOOR TYPE : Concrete FLOOR O.K. : YES / NO

vi) WALL FRAME OR ALTERNATIVE : WALL STABILITY OK : YES / NO

vii) THERMAL INSULATION, DAMPCOURSE & MOISTURE BARRIERS PROVIDED : YES / NO

viii) CEILING MATERIAL : N/A DIAPHRAGM / DRAGTIES : YES / NO

ix) ROOF CONSTRUCTION : Truss Design / Framed : O.K. / NO

x) TIMBER DIMENSIONS - JOISTS STUDS LINTELS POSTS RAFTERS PURUNS
BEARERS ETC - CHECKED : O.K. / NO

xi) EXTERIOR CLADDINGS, WALLS : N/A : O.K. / NO
(WEATHER PROOF) ROOF : Gal Iron : O.K. / NO

xii) INTERNAL LININGS, WALLS : N/A CEILINGS : N/A
ROOM DIMENSIONS, CEILING HEIGHTS : O.K. / NO

xiii) WATER SUPPLY - RETICULATION OR PRIVATE : YES / NO
PRIVATE SUPPLY SHOULD HAVE 4,500 LITRE STORAGE TANK : O.K. / NO

xiv) SEPARATION OF ROOMS : TOILET, LAUNDRY, BATHROOM : OK : O.K. / NO

xv) HEATING, WATER-HEATING, COOKING APPLIANCES : O.K. / NO

xvi) PROVISION FOR OFF ROAD PARKING / GARAGE / CARPORT : YES / NO

48 hrs notice etc.

proprietor: 31 Boyack.

(Road B 200 - Richard St)

Boundary clearances adequate

Garage to be sited at Rear of property.

Letter of consent received from J. McDonnell,
owner of neighbouring property.

Concrete block work to comply with N2S 1900 chp 6.2

17/5/84

Valuation No. 756/462

OPOTIKI COUNTY COUNCIL

Building Permit Application Form

Information to be submitted in duplicate with the application.

(Check with tick in left-hand margin to indicate enclosure)

- ☒ 1. Specifications
- ☒ 2. Site plan — on separate sheet
- ☒ 3. Foundations and/or floor plan
- ☐ 4. Building elevations of all walls - including bracing schedule and plan
- ☒ 5. Engineer's design certificate — required for all structural steelwork, structural timber, (trusses, etc.), structural concrete, and foundations which require specific design.
- ☐ 6. Plumbing and drainage plan
- ☐ 7. Other — describe:

The value of the building shown is to include the current costs of Labour, Plant and Materials required for the completion of the Building Project.

NOTE: NO WORK IS TO BE UNDERTAKEN PRIOR TO THE ISSUE OF THE PERMIT.

48 HOURS NOTICE IS TO BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO THE PREPARATION OF THE FOUNDATIONS.

..... 19.....

TO:
OPOTIKI COUNTY COUNCIL
P.O. BOX 44
OPOTIKI.

I HEREBY APPLY for permission to erect 1 Double bar Port
on 116 Richard St Road/Street, in the Opotiki Riding
in accordance with the site plan, detailed plans, and specifications deposited herewith.

DETAILS OF LAND (Note: these can be obtained from Rate Demand) —

Lot 2 D.P. 3037 Sec Blk
S.D. Zoning
Area of Land Signature of Applicant S. A. Bayack

DETAILS OF BUILDING:Area of Ground Floor 20 Sq Meters Area of Outbuildings

Approximate date of commencement of work:

Name and address of Builder J A Boyack116 Richard StPhone number 195Name and address of Owner J A Boyack116 Richard StPhone number 195**PLUMBING AND DRAINAGE** (if applicable)

Name and address of Plumber

Current Registration number Phone number

Name and address of Drainlayer

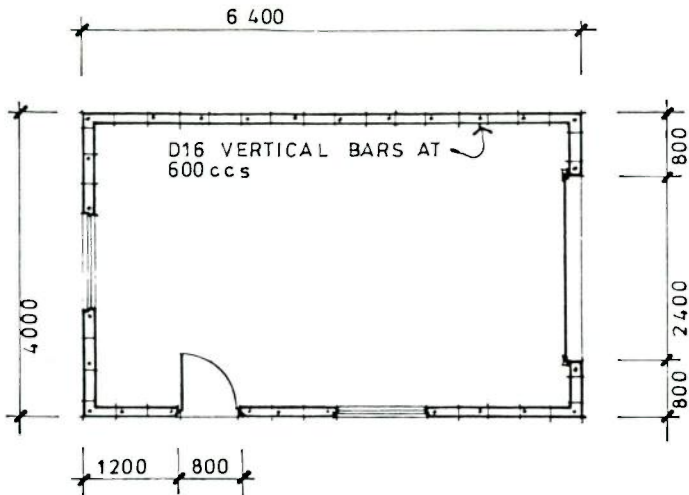
Current Registration number: Phone number

Signature of Applicant J A Boyack Date**DETAILS OF FEES PAYABLE —**(1) Estimated value of completed building \$ 1900-00(2) Building Permit Fee — refer to First Schedule \$ 35-00

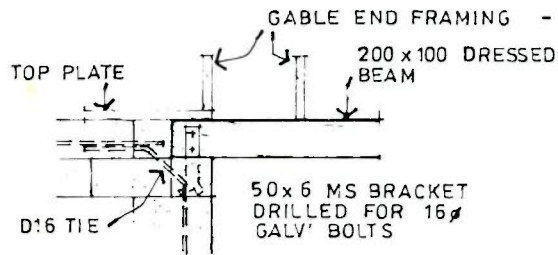
(3) Value of Plumbing and Drainage Work \$

Receipt No. 58747 Date 3/5/84 Amount \$ 35 00

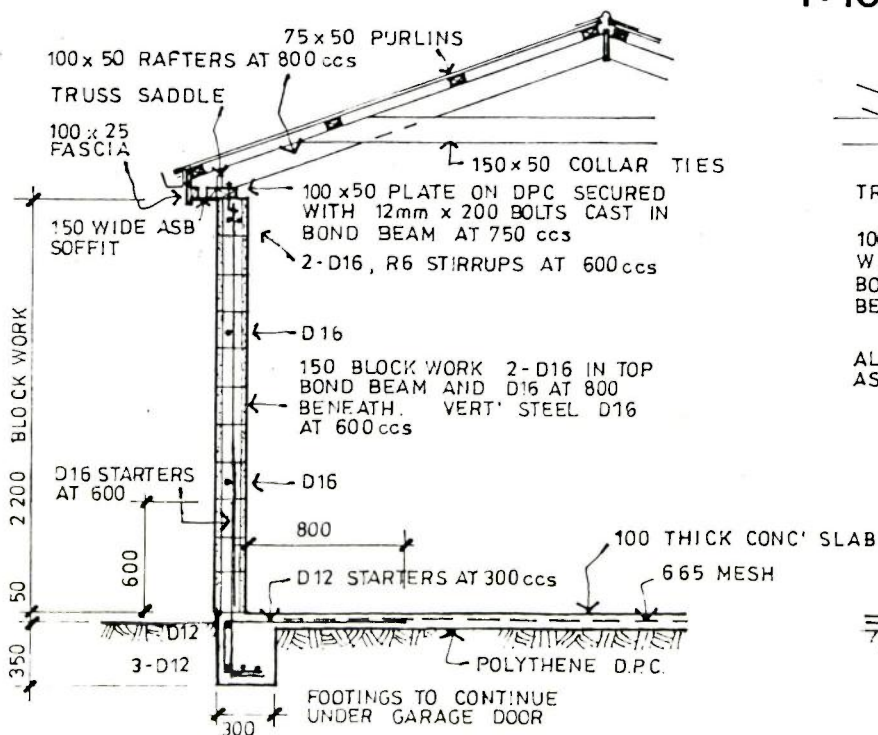
FIRTH 150 SINGLE GARAGE



FLOOR PLAN
1:100

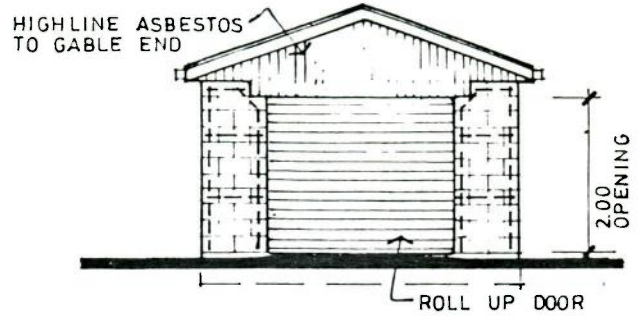


door fixing detail

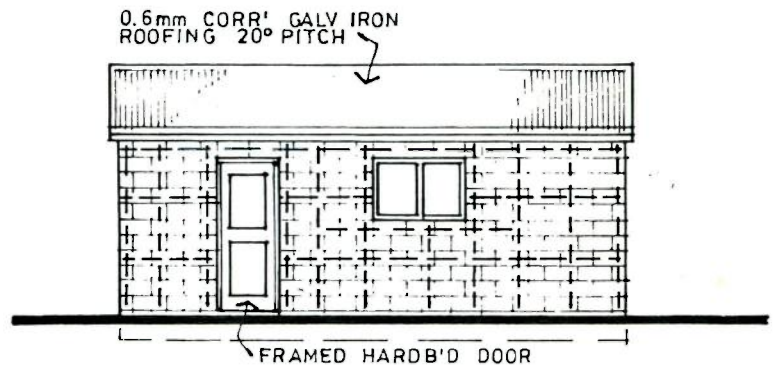


HALF SECTION

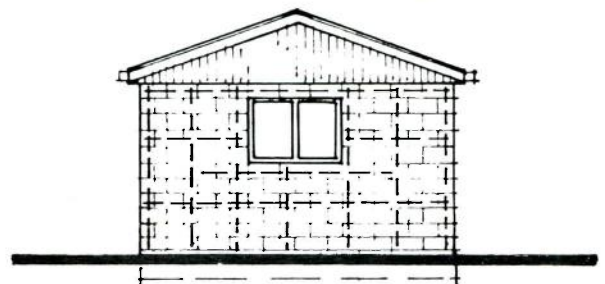
1:40



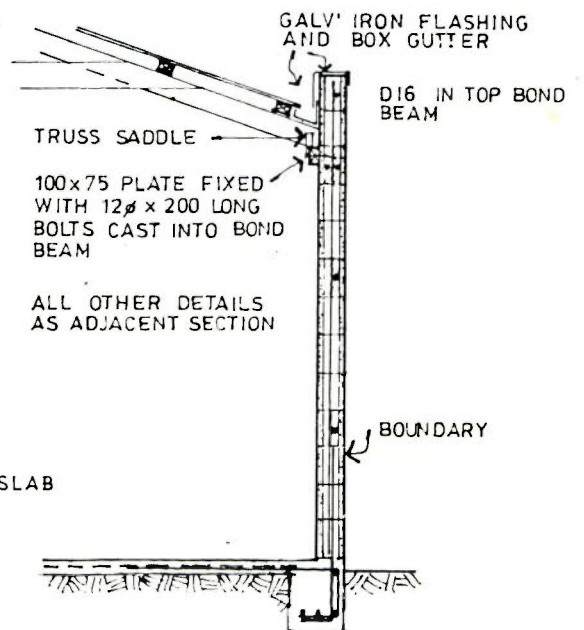
FRONT ELEVATION



SIDE ELEVATION
1:100



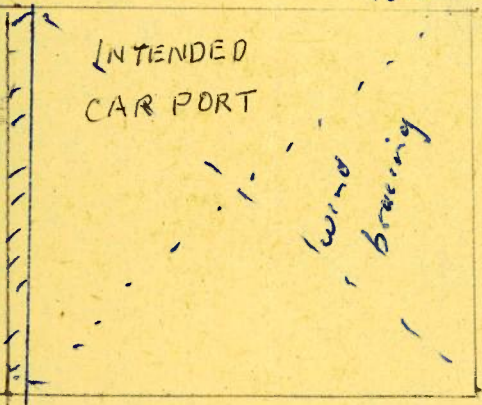
REAR ELEVATION
1:100



BOUNDARY WALL
(when required)

BACK LAWN

Block wall
To Firth Specifications
for Boundary Walls



HOUSE GARAGE + BACK PORCH

DRIVE WAY

Specifications for Double bar Port

Boundary Wall in block work as shown on Furth's 150 plan.

Back & Front open with 300×50 at top of each end.

The other wall open with ^{four} 100×100 supports along the side

Rafters 230×50 at 1200 ~~at~~ c.c.s

Purlings 100×50 at 900 c.c.s.

Bracing of roof with angle bracing

Roof covered with netting building paper & corrugated galvanized iron

Height of wall 3000 m front 2997 m back

O P O T I K I C O U N T Y C O U N C I L

To the County Building Inspector,
P.O. Box 44,
OPOTIKI.

I hereby apply for a permit to execute works
in accordance with particulars given and
plans and specifications attached.

Legal Owner of
Property, NAME

Postal Address

Telephone No.

Name and Address of Builder

Telephone No.

Signature of Applicant

Signature of Owner

LEGAL DESCRIPTION OF PROPERTY

(This must be provided and is shown on Owner's Rate Demand)

LOT 12 VALUATION NO. 755/647 D.P. 3037

RIDING. Opotiki SECTION AREA

BLOCK SURVEY DISTRICT

SIGNATURE OF APPLICANT S.A. Boyack

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT
WILL BE USED :

Extensions to front room + Terrace at
front

NATURE OF PERMIT (Tick Box)

New Building including
separate buildings
added to existing
complex

☐

Repairs, alterations
or extensions to an
existing building

☒

Conversion
of
building

☐

VALUE OF PROPOSED WORKS

Estimated Value of Building \$ 601-800 Building Permit Fee \$. 4

Estimated Value of Plumbing
and Drainage Works \$..... Building Research Levy \$.....

TOTAL \$..... Total Floor
Area Sq. Ft.

Please Note that the Building Research Levy must be paid on Drainage
and Plumbing Works.

BUILDING REGISTRATION REGULATIONS

If building application value
is \$20,000 or more

Estimated
Commencement Date

Estimated completion date

Building Registration
Number

SCOPE OF PERMIT (Tick Box)

Complete
Building
Including
Founda-
tions

Founda-
tions
only

Building
only found-
ations cov-
ered by
previous
permit

☐
☐
☐

STATE IF BUILDING IS TO BE RENTED OR LEASED
Cross out that which is not applicable.

~~YES~~

~~NO~~

PLUMBING AND DRAINAGE

1. Plumbing and Drainage permits MUST be applied for at the same time as Building Permit when applicable.
2. If septic tank drainage is required check soakage and area details with Inspector.

SCALE OF BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK

Not Exceeding	\$20				.50 cents
Over	\$20	and not exceeding	\$200		\$1.00
\$201			\$400		\$2.00
\$401			\$600		\$3.00
\$601			\$800		\$4.00
\$801			\$1,000		\$5.00
\$1,001			\$1,200		\$6.00
\$1,201			\$1,400		\$7.00
\$1,401			\$1,600		\$8.00
\$1,601			\$1,800		\$9.00
\$1,801			\$2,000		\$10.00
\$2,001			\$2,500		\$12.00
\$2,501			\$3,000		\$14.00
\$3,001			\$3,500		\$16.00
\$3,501			\$4,000		\$18.00
\$4,001			\$5,000		\$21.00
\$5,001			\$6,000		\$24.00
\$6,001			\$7,000		\$27.00
\$7,001			\$8,000		\$30.00
\$8,001			\$9,000		\$33.00
\$9,001			\$10,000		\$36.00
\$10,001			\$12,000		\$40.00
\$12,001			\$14,000		\$44.00
\$14,001			\$16,000		\$48.00
\$16,001			\$18,000		\$52.00
\$18,001			\$20,000		\$56.00
\$20,001			\$25,000		\$64.00
\$25,001			\$30,000		\$72.00
\$30,001			\$35,000		\$80.00
\$35,001			\$40,000		\$88.00
\$40,001			\$50,000		\$98.00

For any value greater than \$50,000 apply to the Opotiki County Council for Scale of Fee, or see First Schedule N.Z.S.S. 1900 Chapter 2.

If any dispute as to value, the Building Inspector shall have absolute determination of the value of the proposed work.

PLANS AND SPECIFICATIONS:

All applications are to be submitted with full plans and specifications.

Please Note: All plans are to be drawn to scale and must include

- (1) Location Plan
- (2) Ground Plan.
- (3) Foundation Plan.
- (4) Cross sectionn from footing upwards
- (5) Elevation of one end and one side
- (6) Details of steel reinforcement.

N.B. This application will be returned to you unless all required details are given.

BUILDING RESEARCH LEVY

1. A levy of 50 cents for \$1000 of value is payable on all permits valued at \$3,000 or greater.
2. Permits for a value of \$3,000 or less are exempt.
3. This levy is payable to the Council together with the permit fees according to the above scale, prior to the issue of a permit.

No Work is to be undertaken unless a Permit is granted or authority given.

The Opotiki County Council has adopted N.Z.S.S. 1900 New Zealand Standard Model Building Bylaw.:

TOWN PLANNING

1. Check zoning of building site.
2. Check bulk and location requirements.

O P O T I K I C O U N T Y C O U N C I L

SPECIFICATIONS FOR BUILDING PERMIT FOR MINOR CONSTRUCTION WORKS

(i.e. Extensions - alterations - additions to buildings)

NAME:

Sydney Andrew Boyack

The matters set out herein do not purport to comprise the provision of a contract.

FOUNDATIONS:

Depth & Width of Footings: 8" Deep 12" Wide

Thickness of Foundation Walls: 6"

Height of Foundation Walls: 24"

Type & Spacing of under-floor ventilators: _____

Type of Damp-proof courses: calthiod

Depth & thickness of chimney footings: _____

Foundation Piles: _____

Height from floor to ceiling: 9'

<u>SCHEDULE OF TIMBER:</u>	<u>Size of Timber</u>	<u>Type of Timber</u>	<u>Spacing of Joists, Studs, Rafters, Purlins, etc.</u>
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Bottom Plates: 4" x 2" Laminated Pine

Sleeper Plates: _____

Jack Studs: _____

Floor Joists: _____

Flooring: Reinforced concrete

Studs: 4" x 2" Laminated Pine 18" apart

Wall Bracing: 4" x 2" Laminated Pine

Dwangs: 4" x 2" Laminated Pine 3' apart

Top Plates: 4" x 2" Laminated Pine

Ceiling Joists: 4" x 2" Laminated " 18" apart

Runners over Ceiling Joists: 6" x 2"

Roof Struts: 9" x 1"

Cornices: Pine

Exterior Sheathing: Weather Board

Internal Linings: Gibraltar Board

Architraves: 3 1/2" x 1/2" Pine

Door and Window Facings: 3 1/2" x 1/2" Pine

Doors: (Height and Width): _____

Trimmers over Doors and Windows: 6" x 2"

(Specifications for Building Permit Contd.)

Rafters: 4" x 2" Laminated Pine 18" Apart
Purlins: 3" x 2" Laminated Pine
Ridge, Hip and Valley Boards: 6" x 1" Laminated Pine
Roofing: Galvanised Iron

WINDOWS:

Number & Type (Living Room: _____
(Kitchen: _____
(Bedroom One: _____
(Bedroom Two: _____
(Bedroom Three: _____

Sanitary Fittings: (Kitchen: _____
(Bathroom: _____
(Laundry: _____
(W.C.: _____

Drainage: _____

Spouting: _____

Distance of Building from Boundaries: (This must be detailed on site Plan).

Provisions for Storage of Food: _____

STUCCO ON TIMBER FRAME:

Type of Backing: _____

Mixture of Stucco: _____

Thickness of Stucco: _____

WALL VENEER:

Type and size of Bricks: _____

Air space between Timber and Veneer: _____

Veneer Ties: _____

Signature of Builder: A. A. Boyack

NOTE:

Concrete Block construction to be fully detailed by construction drawings and complete details of steel reinforcement.

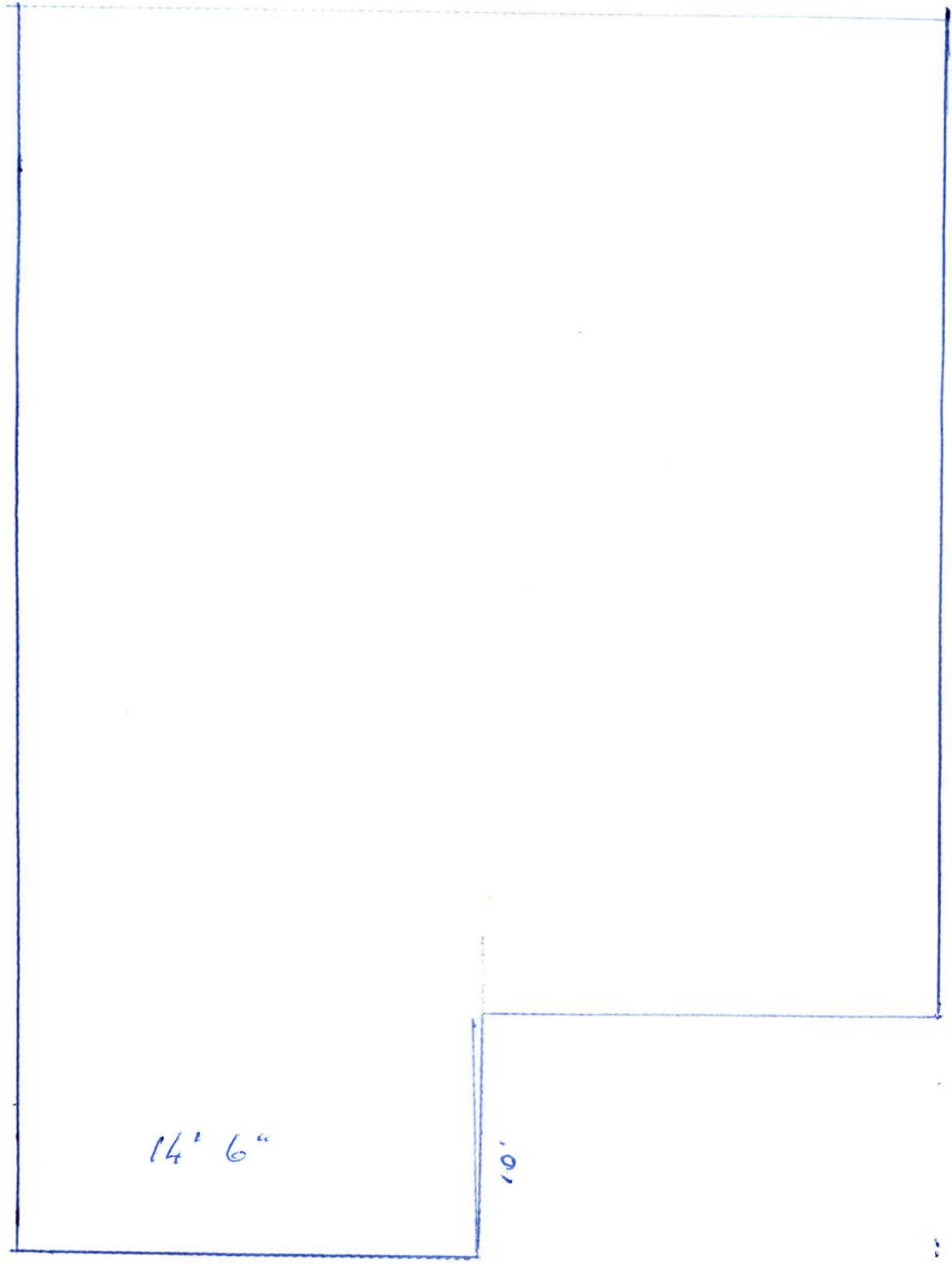
J. A. Boyack
116 Richard St
Opotiki

14'6" x 10' Extension to
front room.

99' 6" to back fence

← 19' 7" →

← 9' 7" →



35' 5" to front fence

OPOTIKI BOROUGH COUNCIL

BUILDING APPLICATION FORM

Valuation No. 755 647

Date 11-11-70

TO THE TOWN CLERK,

Sir,

I hereby apply for permission to Build garage
+ car port at Richard St Street for
 Mr. Mrs. Miss S A Boyack.

According to site and detailed plans, elevations, cross sections and specifications of building, deposited herewith, in duplicate.

Legal description of property :-

Lot No. 2 D.P. 3037 Allot. No. 105 Section 2

Street 116 Richard St

Kind of building with dimensions _____

Foundations concrete Walls galvanised iron

Roof galvanised iron

Area of ground floor 450 Square Feet.

Area of outbuildings _____ Square Feet.

N.B. Distance of proposed building from all boundaries and other buildings to be figured on site plan.

Estimated Date of Completion 30th November 1970

<u>ESTIMATED COST</u>	Building	<u>\$200 - 00</u>
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Plumbing and Drainage

TOTAL

\$200 - 00

Signature of Owner S A Boyack

Signature of Builder S A Boyack

Address 116 Richard St

OFFICE USE ONLY

DATE 11-11-70

FEE PAID 1.00

RECEIPT NO. 36901

PERMIT NO. C045512

O P O T I K I B O R O U G H C O U N C I L
APPLICATION FOR PERMIT TO HAVE PLUMBING OR DRAINAGE WORK
CARRIED OUT.

647

To the Clerk,

Opotiki Borough Council.

I, the undersigned, George Milton Brownwell
(name in full)

hereby make application for permission to have the work
prescribed herein, and set out in the plans attached hereto,
carried out in the premises situated in Richard Street
Opotiki Street.

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

Mr. Bill Pratt
Richard Street Opotiki

DESCRIPTION OF WORK:

new sewerage line

VALUE OF PROPOSED WORK INCLUDING MATERIALS:

(a) Plumbing	
(b) Drainage	<u>£51-10-0</u>
Total	<u>£51-10-0</u>

Signature: G. M. Brownwell

Dated this 11th day of June 1962

Receipt No. 25820

Permit Fee £1

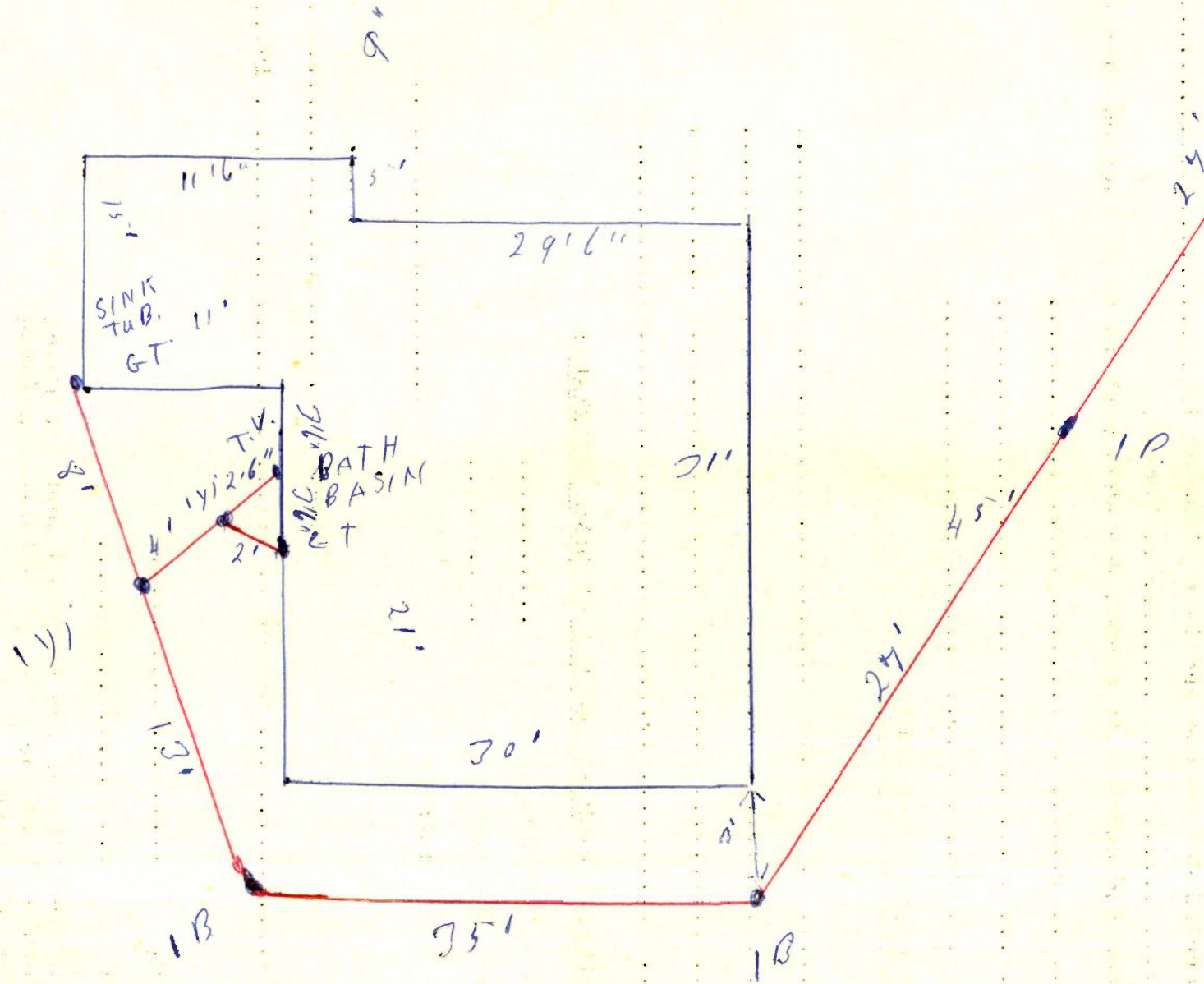
Note: A description of the proposed work including
whether it is for a new or existing building
MUST be given.

Inspector: B. S. 62

430

Side Boundary

SEWER
1" CONNECTION



4 ft Boundary

SPECIFICATIONS OF PROPOSED CAR-PORT

AND GARAGE For Mr. S. A. BOYACK

Foundations. Continuous Concrete Wall.

Floors Concrete Slab

Framing. Walls 4x2 B.T. Pine

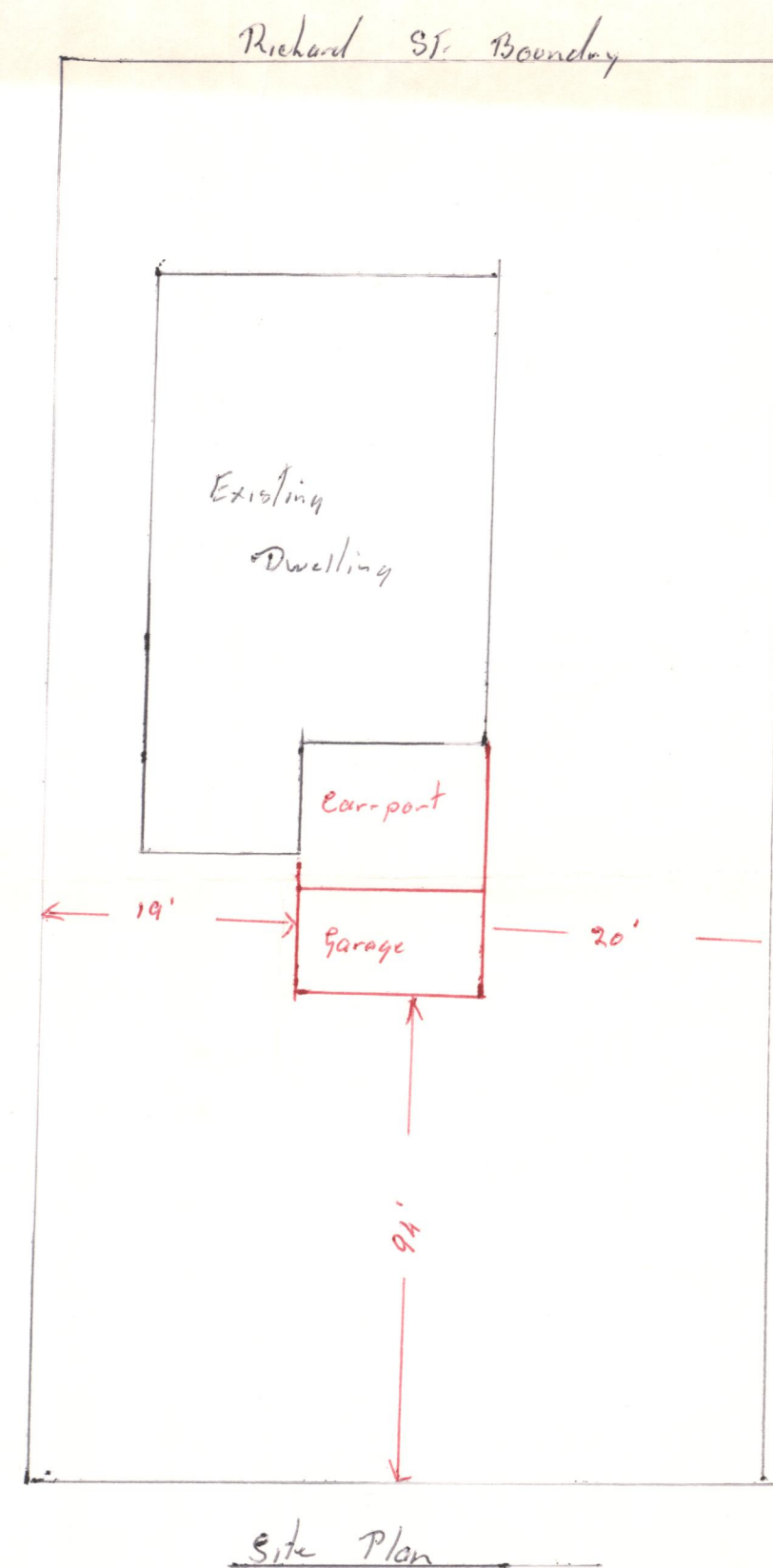
Garage Roof. 6x2 B.T.P. Rafters 4x2 B.T.P. Purlins

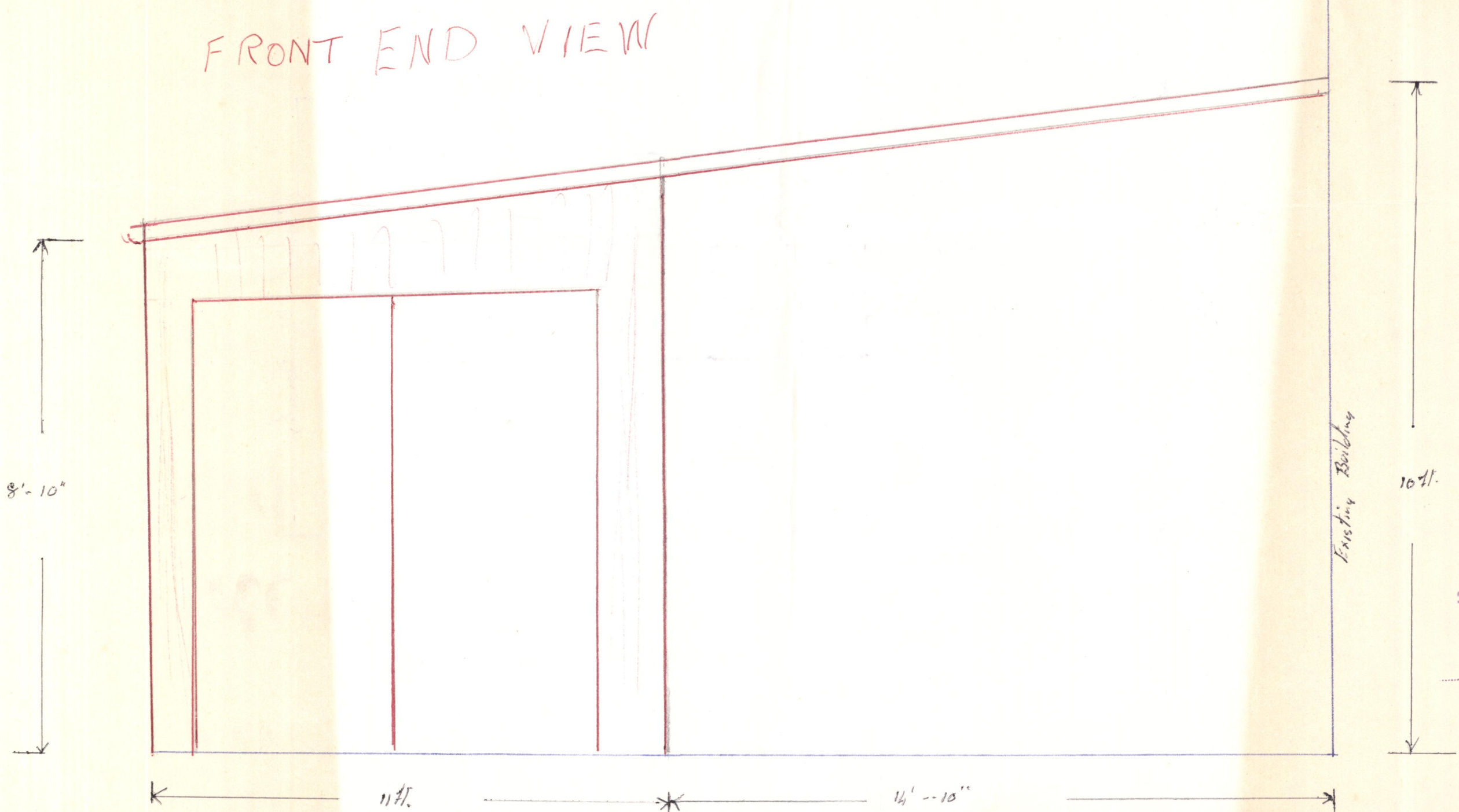
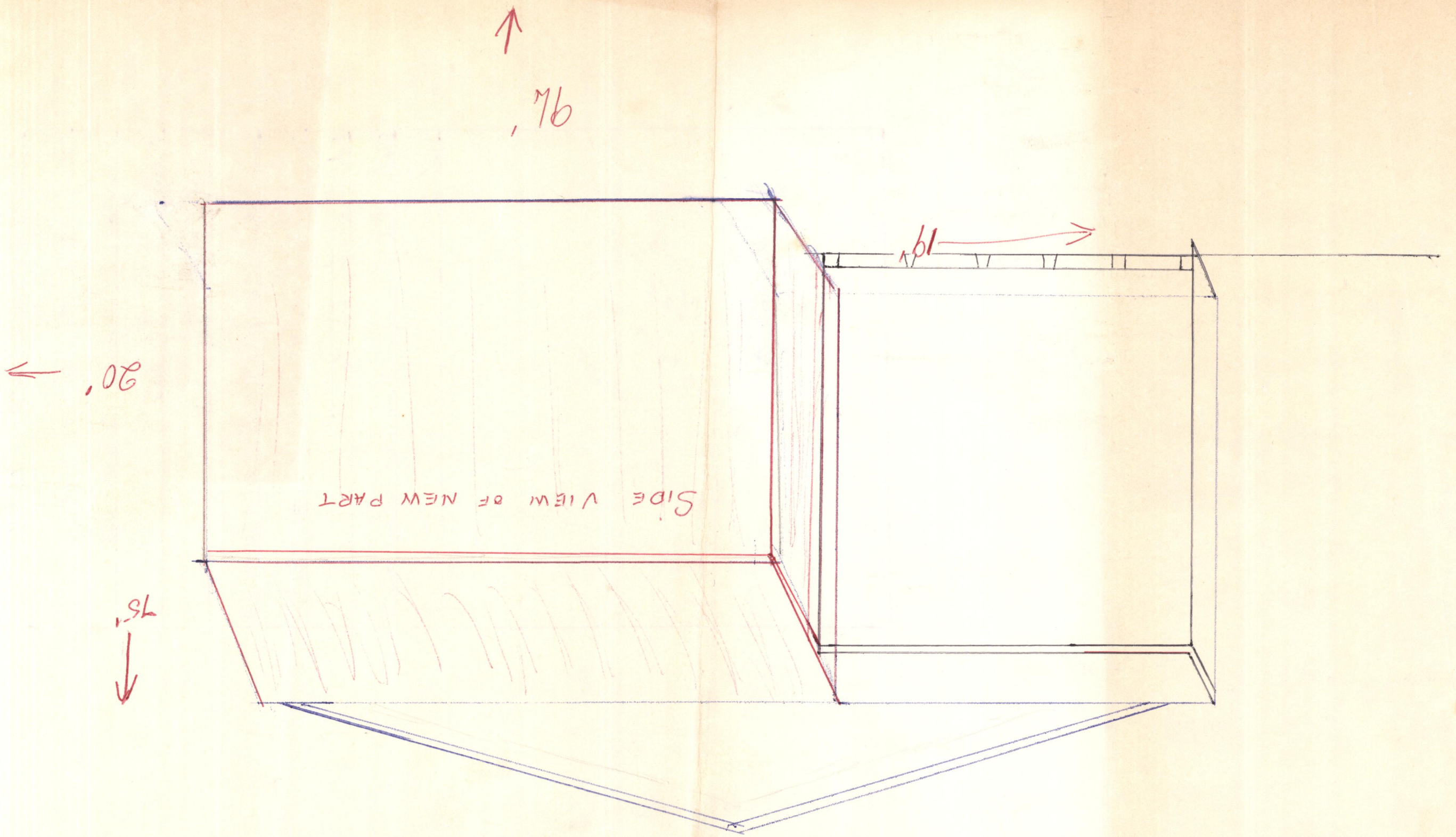
Car-Port Roof. 4x2 B.T.P. Rafters 2x2 B.T.P. Purlins

Exterior sheathing Galv. Corr. Iron.

Roofing. Galv Corr Iron over wire netting and underlay

APPROVED
Subject to compliance
with Building By-Laws
D. E. Jones
11 / 40
INSPECTOR.





APPROVED

Subject to compliance
with Building By-Laws.

B. J. Lee
16/11/70

INSPECTOR.