

39327

BUILDING SERVICES - BUILDING CONSENT

APPLICATION NO: 39328 VALUATION NO: 06542/349.00

OWNER: Johnson PROPERTY NO: P05107

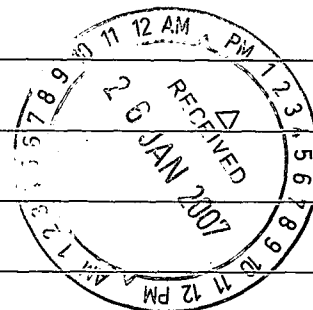
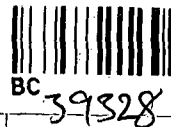
PROJECT LOCATION: 1013 Taurus Pl

DESCRIPTION OF WORK: Remove wall between dining & lounge

CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 26-1-07	DUE DATE: 23-2-07
DATE SUSPENDED: Nil 1-3-07	DATE ISSUED: 8-3-07

PROCESSING	REVIEW	DATE	TIME TAKEN	APPROVED	DATE
Hazard					
Administration	<i>[Signature]</i>	31-1-07	30m		
Building	<i>[Signature]</i>	28-2-07	60m	<i>[Signature]</i>	28-2-07
Resource Engineers					
Geothermal					
Hazardous Substances					
Environmental Health					
Disabled Persons					
Pollution Control					



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

200 a b c d e g h i j k
l (m) n o p q r s t u
v w x (y) f

201 a b c d e g f

202 a b f

203 a f

204 f

205 a b f

206 a b c f

207 a f

208 a b f

209 a f

210 **a** **b** **c** **f**

211 a b c f

212	a	f
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213 a b c d e g h i j k l
 m n o p q r s f

214 a b f

215 a b c f

216 a f

217 a b f

218 a b c d e g h i j k f

219 f

220 a (b) c d f

221 a b c d e g h i j k l

m n o p q f

222 a b c d e g h i j k l

m n o p q r s t u v w

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223 a b c d e f

FREE TEXT:

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Building Consent No:39328
Section 51, Building Act 2004

Issued:08Mar07

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

The Building

Street Address of building: Flat 1/10 TAURUS PLACE, KAWAHA POINT, ROTORUA 3010
Legal Description of land where building is located:
FLAT 1 DPS 28131
Building Name: REMOVE WALL BETWEEN DINING & LOUN

The Owner

Name of owner: TESSA MARIE JOHNSON
Mailing Address: 10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

Contact Person: TESSA MARIE JOHNSON
Mailing Address: 10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

Street address/registered office: Flat 1/10 TAURUS PLACE
KAWAHA POINT
ROTORUA 3010

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: Additions & Alterations

Intended Use: REMOVE WALL BETWEEN DINING & LOUNGE

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

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

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

This building consent is subject to the following conditions:

1: THE APPROVED CONSENT DOUCUMENTS MUST BE ON SITE DURING ALL INSPECTIONS.

Inspections will not be performed if Documents are not on site and an invoice for reinspection will be sent out.

Notice by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least three working days in advance for the following work:

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

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

Framing timber required to have a specified moisture content.

2: Code Compliance Certificate

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

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

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

3: Standard Conditions

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

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

4: Standard Statement

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

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

BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

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

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

- * Requires that an appropriate means of detection and warning for fire must be provided within each household unit.
- * Smoke alarms shall be located on the escape routes on all levels within household units.
- * On all levels containing the sleeping spaces, the smoke alarms shall be located either:

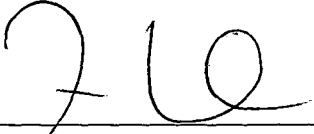
- a) in every sleeping space; or
- b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

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

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

Compliance Schedule

A compliance schedule is not required for the building.

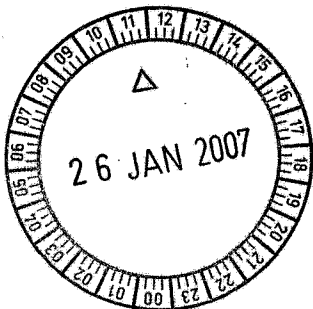


Signature

Administration Assistant
Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 08 Mar 2007



PIM / APPLICATION No. 39327/528
DATE RECEIVED _____
DATE ISSUED _____
SITE FILE No. 05107
25D/101

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

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

10 B TAURUS PLACE
ROTORUA

Legal description of land where building is located:

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

Subdivision Consent (if applicable) _____

Valuation No. *06542/349.00 Lot No. *17

DPS *2220

Section _____

Block _____

Survey District _____

Building name: _____

Location of building within site/block number:

[include nearest street access]

Number of levels: _____

[include ground level and any levels belowground]

Level/unit number: _____

[insert level/unit number if applicable]

Area: _____ m²

[total floor area; indicate area affected by the building work if less than the total area]

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed: _____

[insert year, approximate date is acceptable e.g. c1920s or 1960-1970]

Expected completion date: _____

[insert month year]

PIM/BC

No 39327

THE OWNER

Name of owner:

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

TESSA JOHNSON

Contact person:

[insert contact name]

AS ABOVE

Mailing address:

[insert mailing address]

10 B TAURIS PLACE
ROTORUA.

Street address/registered office:

[insert street address/registered office]

Phone numbers: 3487807

Landline: _____ Daytime: _____

Mobile: _____ After Hours: _____

Facsimile number: _____

Email address: _____

Website: _____

[website address if applicable]

The following evidence of ownership is attached to this application:

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

AGENT

Name of agent:

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

Contact person:

[insert contact name]

Mailing address:

[insert mailing address]

Street address/registered office:

[insert street address/registered office]

Phone numbers: _____

Landline: _____ Daytime: _____

Mobile: _____ After Hours: _____

Facsimile number: _____

Email address: _____

Website: _____

[website address if applicable]

Relationship to owner: _____

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

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

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

THE PROJECT

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

REMOVE WALL BETWEEN DINING
AND LOUNGE

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

Yes ☐ No ☒

If Yes, provide details of the new use:
[provide description of new use]

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

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

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

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

* \$ 1,000.00

Number of Toilet Pans: _____
(Commercial properties only)

est have no idea
still receiving quotes.

BUILDING PRACTITIONERS

Builder:

*

Business/name: To be decided Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Designer/Architect:

Business/name: DRAFTING SERVICES Address: 426 PIKEHILL RD ROTORUA

Phone: 3462577 Mobile: _____ After hours: _____ Facsimile: 3462577

Email: _____ Registration/qualification: _____

Plumber/Gas Fitter:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Drainlayer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Electrician:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

BUILDING PRACTITIONERS

Structural Engineer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

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Email: _____ Registration/qualification: _____

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Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

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

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

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

(Strike out where not applicable)

GENERAL	Yes	No	N/A
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BULK & LOCATION	Yes	No	N/A
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OTHER MISCELLANEOUS	Yes	No	N/A
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ADDITIONAL INFORMATION

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

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

What materials will be used for the:

Floor

1 ☐ Timber

2 ☒ Concrete

EXISTING

3 ☐ Wood Products

4 ☐ Other Specify: _____

Framing

1 ☒ Timber

2 ☐ Concrete

3 ☐ Steel

4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☐ Steel sheeting

2 ☒ Steel tiles

EXISTING

3 ☐ Concrete tiles

4 ☐ Shingles

5 ☐ Aluminium

6 ☐ Other Specify: _____

Internal

1 ☒ Plaster board

2 ☐ Fibrous Plaster

3 ☐ Wood Products

4 ☐ Other Specify: _____

External Cladding

1 ☒ Brick

EXISTING

2 ☐ Concrete

3 ☐ Concrete block

4 ☐ Cement board

5 ☐ Plaster

6 ☐ Timber

7 ☐ Steel

8 ☐ Aluminium

9 ☐ XPS

10 ☐ Other Specify: _____

Energy

Energy source _____

Cooking: _____

Insulation _____

Connection to or disconnection from:

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

☐ Council sewerage

COMPLIANCE

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

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

There are no specified systems in the building. ☐

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

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

BUILDING CONSENT

The following plans and specifications are attached to this application:

TWO COPIES OF PLANS BY DRAINAGE SERVICES

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☒ Plans and specifications *[list]* *AS ABOVE.*
- ☐ Project information memorandum
- ☐ Development contribution notice

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

APPLICATION

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

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☐

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

* *Jessam Johnson*

Date: *26 January 2007*

COUNCIL USE ONLY

CONSENT CONDITIONS / COMMENTS

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BCO	P&D	CONSULTANT	PLANNER	EHO	NZFS

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 1,000 . _____ gst inclusive Project floor area _____ m²

FEE PAYABLE

Consent deposit
Project Information Memorandum \$ 300.00

Building Administration \$ 115.00

Technical Processing \$ _____

Industry Levy (DBH) \$ _____

Industry Levy (BRANZ) \$ _____

Developmental Contribution

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Certificate of Title \$ 15.00

Producer Statements \$ _____

Compliance Schedules \$ _____

Rural Number \$ _____

Vehicle Crossing \$ —

Street Damage \$ —

Water Connection \$ _____

Sewer Connection \$ _____

Other(s) CCC \$ 35.00

Total consent deposit \$ _____

Consent fee balance
Inspections \$ 65.00

Other(s) \$ _____

Total balance payable \$ _____

Lodgement deposit \$ 195

Date paid 26-1-07

Receipt No. R06673

Consent fee balance \$ 65.00

Date paid 6/3/07

Receipt No. 3028354

Granted by John Jackson

Signature [Signature]

Date 28-2-07

Issued by _____

Signature _____

Date _____

*inspection for Bracing and Fixing
of Framing members*

Please complete

Forward any refunds or further invoices to:

25D/101

39328

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO: 39327 VALUATION NO: 06542/349.00
 OWNER: Johnson PROPERTY NO: P05107
 PROJECT LOCATION: 10 B Taurus PI
 DESCRIPTION OF WORK: Remove wall between dining & lounge
 CHECK APPLICATION - BUILDING OFFICER:

DATE RECEIVED: 26-1-07	DUE DATE: 23-2-07
DATE SUSPENDED:	DATE ISSUED: 1-3-07

PROCESSING	REVIEWED BY	TIME TAKEN	DATE RECEIVED	DATE PROCESSED
Hazard				
Administration	JL	40m	31-1-07	
Development Contributions	BIC	1		2.2.07
Planning Res B	JP	20	1.2.7	1.2.7
Resource Engineers	BIC	5		2.2.07
Pollution Control				
Geothermal				
Hazardous Substances				
Environmental Health				
Recreation and Community				
Building				

PIM FEE	DATE PAID	RECEIPT NO.	DATE RECEIVED/STAMP
\$30	26-1-07	R066173	RECEIVED 26 JAN 2007

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

300	a	b	c	d	e	g	h	i	j	k	l	f
302	a	b	c	d	e	g	h	i	j	k	l	m
	n	o	p	q	r	s	t	u	v	w	x	f
304	a	b	c	f								
306	a	b	c	d	e	g	h	i	j	k	l	
	m	n	o	f								
308	a	b	c	d	e	f						
310	a	f										
312	a	b	c	d	e	g	h	f				
314	a	b	c	d	e	g	h	f				
316	a	b	c	d	e	f						
318	a	b	c	d	e	g	h	i	f			
320	a	b	c	d	e	g	h	f				
322	(a)	b	f									
324	a	b	c	d	e	g	h	i	j	f		
326	a	b	c	d	e	g	h	i	j	k	f	
328	a	b	c	d	e	g	h	i	j	k	l	m
	n	f										
330	a	b	c	d	f							
332	a	b	c	d	e	g	h	i	j	f		
334	a	b	c	d	e	g	h	i	f			
336	a	b	f									

338 a b c d e g h i f

340 a b c f

342 a b f

344 a b c f

346 a f

348 a b c d e g h i j k
l m n o p q r s t u
v w x y z f

350 a b c d e g f

352 a b c f

354 a b c f

356 a b c d e g h f

358 a b c d f

360 a b c d f

362 a f

364 a f

366 a b c d f

368 a b f

370 a b c f

372 a b f f

374 a b f

376 a b c f

FREE TEXT:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor blemishes or discoloration, particularly towards the edges. The overall tone is off-white or light cream.

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

Proforma Invoice

ROTORUA DISTRICT COUNCIL
HINEMARU STREET
PRIVATE BAG RO3029
ROTORUA

Date: Thu 01 Mar 2007
Application No: 39328
Assessment No: 06542/349.00A
Property ID: 05107

Attention:
JOHNSON, TESSA MARIE
10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

Pay At:

COPY

Fee	Description	Quantity	Paid/ Credited	Now Due
BLDG	Building Consent Fee- Category 1A		\$0.00	\$65.00
CCC	Code of Compliance Certificate		\$35.00	\$0.00
CT	Certificate of Title		\$15.00	\$0.00
PLAN	Plan Review Fee - Category 1A		\$115.00	\$0.00
			=====	
Total				\$65.00

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

Project Information Memorandum No:39327

Section 34, Building Act 2004

Received:26Jan07

Issued:01Mar07

TESSA MARIE JOHNSON
10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

TESSA MARIE JOHNSON
10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

PROPERTY ID: 05107

STREET ADDRESS: Flat 1/10 TAURUS PLACE, KAWAHA POINT, ROTORUA 3010

LEGAL DESCRIPTION: FLAT 1 DPS 28131

PROJECT IS FOR: Additions & Alterations

INTENDED USE(S): REMOVE WALL BETWEEN DINING & LOUNGE

INTENDED LIFE: Indefinite but not less than 50 years

VALUE OF WORK: \$1,000.00

NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM

ARE: \$30.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 66173 Date: 26Jan07 Amount: \$30.00

Project Information Memorandum: 39327
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

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

2: SPECIAL FEATURES OF THE LAND

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

3: SERVICING

There are no public servicing or Resource Engineering issues relating to this project.

4: POLLUTION CONTROL

This Construction project is required to meet the objective of protecting the environment and the Public Utility Drainage Systems from the effects of construction sediments and contaminants or polluted wastewater discharges on and off site. This includes the likelihood of water overland flow carrying these sediments or contaminants off site or into public drains. Please demonstrate how this construction project is to achieve this objective.

5: PERMITTED ACTIVITY

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

6: PERFORMANCE STANDARDS

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

7: COMPULSORY PLANNING STATEMENTS

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

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

8: DEVELOPMENT CONTRIBUTION

Not Applicable.

*Project Information Memorandum: 39327
See attached page(s) for any other conditions.*

Page : 2

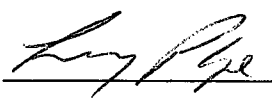
NATURAL GAS CORPORATION

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

ELECTRICITY

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

Signed for and on behalf of the Council:

Signed: 

Date: 1 / 3 / 07



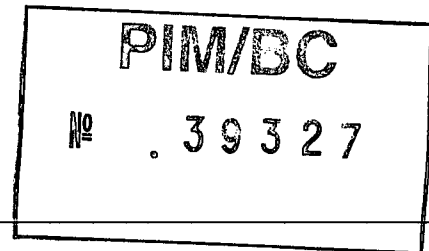
COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **SA25D/101**
Land Registration District **South Auckland**
Date Issued 14 February 1980



Prior References
SA21B/1357

Estate Fee Simple - 1/2 share
Area 1013 square metres more or less
Legal Description Lot 17 Deposited Plan South Auckland
22220

Proprietors
Tessa Marie Johnson

Estate	Leasehold	Instrument	L H273302
		Term	999 years commencing on 14.1.1980

Legal Description Flat 1 Deposited Plan South Auckland
28131

Proprietors
Tessa Marie Johnson

Interests

H273302 Lease of Flat 1 DP South Auckland 28131 Term 999 years commencing on 14.1.1980 Composite CT SA25D/101 issued - 14.2.1980 (Affects Fee Simple)

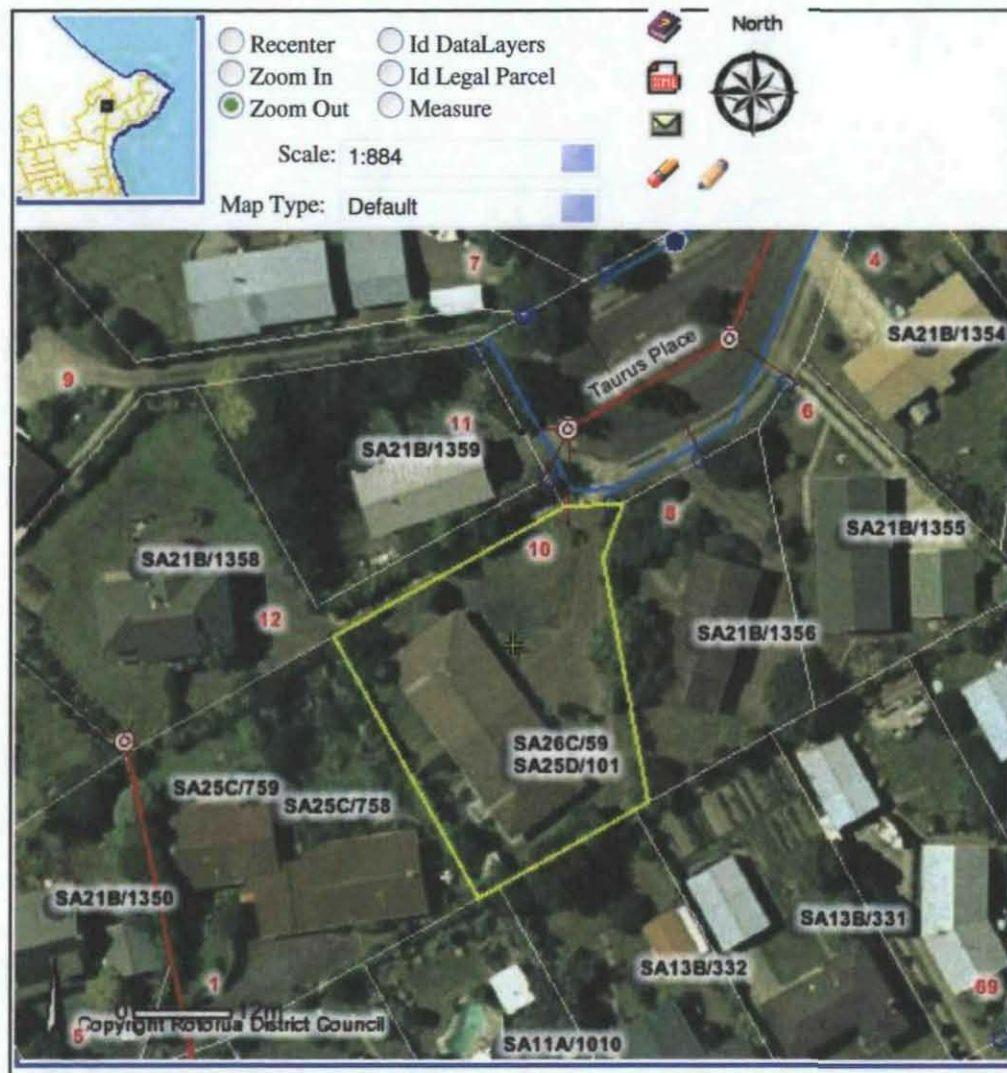
H315266.1 Lease of Flat 2 Plan S29163 Term 999 years commencing on 19.9.1980 CT SA26C/59 issued - 12.11.1980 at 9.35 am (Affects Fee Simple)

5621853.3 Mortgage to (now) Westpac New Zealand Limited - 13.6.2003 at 9:00 am

FLAT 1, C.T.		THE SURVEY OF THE SOUTH AUCKLAND DISTRICT was conducted in the presence of <i>Director</i> Director REGISTERED OWNER PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE OWNER - OCCUPIER FLAT DEPICTED HEREON COMPLIES WITH THE BY LAWS OF THE ROTORUA DISTRICT COUNCIL AND THAT ANY LEASE OF ANY FLAT SHOWN HEREON WILL NOT CONTRAVENE ANY PROVISION OF THE TOWN AND COUNTRY PLANNING ACT 1977 DATED THIS <u>10th</u> DAY OF <u>December</u>, 1979 <i>[Signature]</i> DISTRICT EXECUTIVE OFFICER I Herby certify that the buildings shown hereon are with in the boundaries of C.T. 21B/1357 being lot 17 D.P.S. 22220 <i>[Signature]</i> Registered Surveyor	
LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. XIII ROTITI & XVI ROTORUA NZMS SHEET NO. <u>39327</u>		Flat on Lot 17 D.P.S. 22220 being Pt Kawaha 3F1 Blk.	
LOCAL AUTHORITY ROTORUA DISTRICT Surveyed by D.A. LINTON & ASSOCIATES Scale 1:250 Date OCTOBER 1979		Deposited this <u>31st</u> day of <u>January</u>, 1980 <i>[Signature]</i> Land Registrar DPS 28131	

Search Copy Dated 30/01/07 3:36 pm, Page 3 of 3
Register Only

[illegible]



Parcel results

- Rating Parcel - File: (10 Taurus Place)
- Rating Parcel - File: 05107 (10 Taurus Place)
- 10 Taurus Place, Kawaha Point, Rotorua,
CT 1: 25D/101
Header_Id:6970
District Plan Zone:
Display rating parcel....
- Rating details for 06542/349.00A
Generate parcel map...
- Text note details...
- Ownership details...
TESSA MARIE JOHNSON
10B TAURUS PLACE, KAWAHA POINT, ROTORUA 3201
Open occupancies on this parcel in a new window....
- Legal Parcel - File: (Lot 17 DPS 22220)
- Cross Lease Parcel - File: 05107 (FLAT 1 DPS 28131)
- Cross-lease Parcel - File: 05107 (FLAT 1 DPS 28131)
- Rating Parcel - File: 05108 (10 Taurus Place)
- Cross-lease Parcel - File: 05108 (FLAT 2 DPS 29163)
- Definitions of terms used
- Data as at 2007-01-26 01:45

PIM/BC
No. 39327

GANGLAM

LINTELS

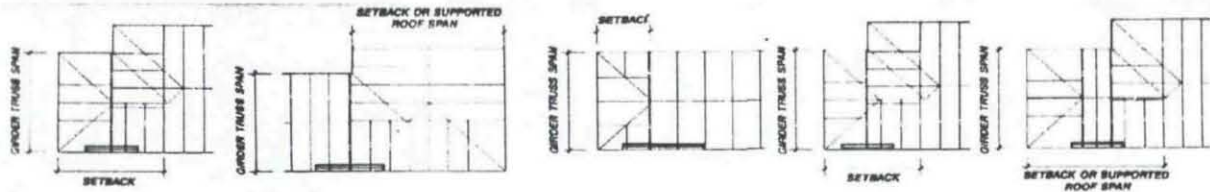


TABLE 7A:

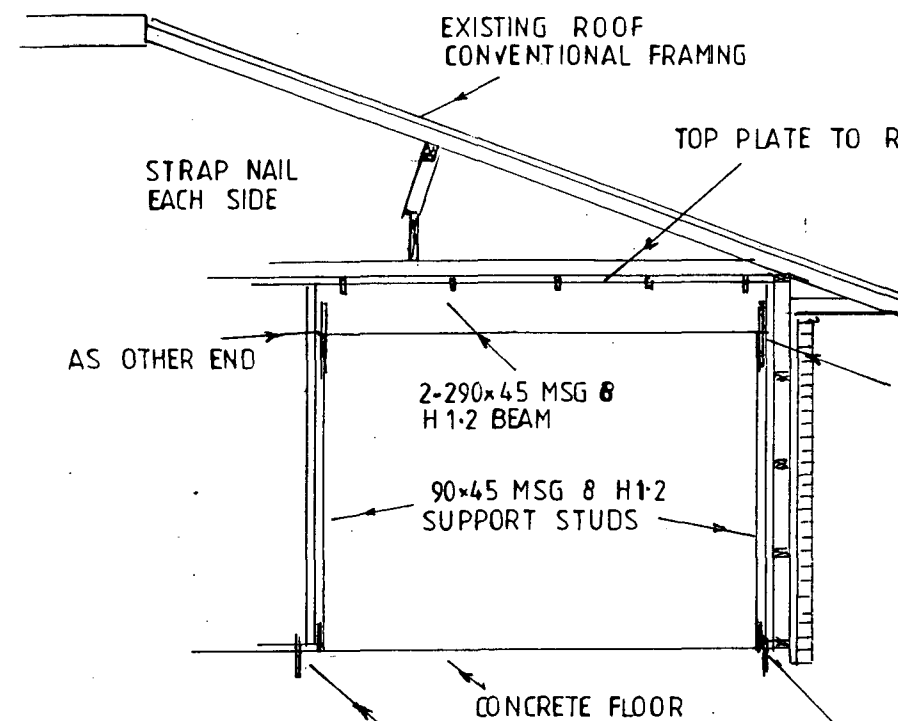
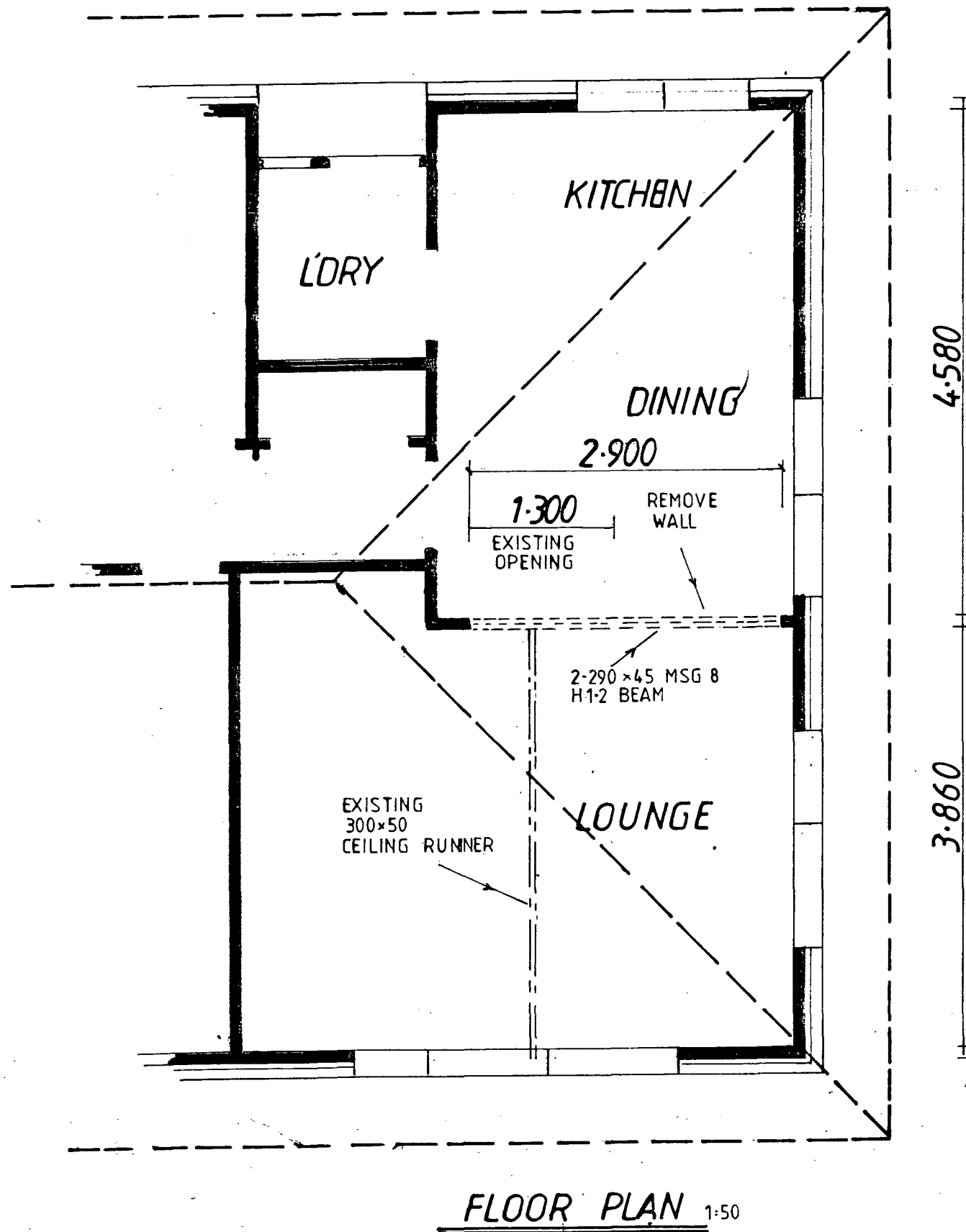
GANGLAM LINTEL SUPPORTING GIRDER/SETBACK TRUSSES WITH LIGHT ROOF

	LINTEL SIZE	SETBACK (m)	MAXIMUM LINTEL SPAN (m)										
			GIRDER TRUSS SPAN (m)										
			5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
SOLID TIMBER	150 x 100	1.2	2.14	2.03	1.95	1.81	1.70	1.60	1.51	1.43	1.36	1.30	1.24
		2.4	1.83	1.64	1.49	1.36	1.25	1.15	1.07	1.00	0.94	0.89	0.84
		3.6	1.50	1.32	1.17	1.05	0.96	0.88	0.81	0.75	0.70	0.66	0.62
		4.8	1.25	1.08	0.95	0.85	0.77	0.70	0.64	0.59	0.55	0.51	0.48
	200 x 100	1.2	2.83	2.73	2.65	2.58	2.51	2.38	2.26	2.16	2.06	1.98	1.90
		2.4	2.64	2.53	2.31	2.13	1.98	1.85	1.73	1.63	1.54	1.46	1.39
		3.6	2.38	2.12	1.91	1.74	1.60	1.47	1.37	1.28	1.20	1.13	1.06
		4.8	2.05	1.80	1.61	1.45	1.32	1.21	1.11	1.03	0.97	0.90	0.85
	250 x 100	1.2	3.41	3.30	3.20	3.12	3.04	2.97	2.91	2.85	2.78	2.67	2.57
		2.4	3.21	3.09	2.99	2.90	2.76	2.59	2.44	2.31	2.19	2.08	1.98
		3.6	3.05	2.92	2.72	2.49	2.30	2.14	1.99	1.87	1.76	1.66	1.58
		4.8	2.91	2.61	2.34	2.13	1.95	1.80	1.67	1.55	1.45	1.37	1.29
	300 x 100	1.2	3.97	3.84	3.73	3.63	3.54	3.46	3.39	3.33	3.27	3.21	3.16
		2.4	3.76	3.62	3.50	3.40	3.31	3.23	3.15	3.01	2.86	2.73	2.61
		3.6	3.59	3.44	3.32	3.21	3.05	2.84	2.67	2.51	2.37	2.25	2.14
		4.8	3.44	3.29	3.13	2.86	2.64	2.44	2.27	2.13	2.00	1.89	1.79
	350 x 100	6.0	3.31	3.09	2.78	2.52	2.30	2.12	1.97	1.83	1.72	1.61	1.52
		7.5	3.09	2.71	2.42	2.17	1.98	1.81	1.67	1.55	1.45	1.35	1.27
		10.0	2.58	2.23	1.97	1.75	1.58	1.44	1.32	1.22	1.14	1.06	1.00
	400 x 100	1.2	4.70	4.56	4.43	4.31	4.21	4.12	4.04	3.98	3.89	3.83	3.77
		2.4	4.49	4.33	4.19	4.07	3.97	3.87	3.79	3.71	3.64	3.57	3.43
		3.6	4.30	4.14	4.00	3.87	3.76	3.67	3.55	3.45	3.35	3.27	3.18
		4.8	4.14	3.97	3.83	3.70	3.54	3.30	3.09	2.90	2.74	2.59	2.46
GANGLAM	350 x 100	6.0	4.00	3.83	3.68	3.42	3.15	2.92	2.72	2.54	2.39	2.25	2.13
		7.5	3.84	3.67	3.32	3.01	2.75	2.53	2.34	2.18	2.04	1.92	1.81
		10.0	3.56	3.11	2.75	2.47	2.24	2.05	1.89	1.75	1.63	1.52	1.43
	400 x 100	1.2	5.26	5.09	4.95	4.83	4.71	4.61	4.52	4.44	4.36	4.29	4.22
		2.4	5.04	4.86	4.71	4.58	4.46	4.36	4.26	4.17	4.09	4.02	3.95
		3.6	4.84	4.66	4.50	4.37	4.25	4.14	4.04	3.96	3.88	3.71	3.55
		4.8	4.67	4.49	4.33	4.19	4.07	3.96	3.82	3.60	3.41	3.23	3.07
	450 x 100	6.0	4.52	4.33	4.17	4.03	3.91	3.64	3.40	3.19	3.00	2.84	2.69
		7.5	4.36	4.16	4.00	3.77	3.46	3.19	2.97	2.77	2.60	2.45	2.31
		10.0	4.12	3.91	3.49	3.15	2.86	2.63	2.42	2.25	2.10	1.97	1.85
	500 x 100	1.2	5.79	5.61	5.46	5.32	5.20	5.09	4.99	4.90	4.81	4.74	4.66
		2.4	5.57	5.38	5.21	5.07	4.94	4.83	4.72	4.63	4.54	4.46	4.39
		3.6	5.37	5.17	5.00	4.85	4.72	4.60	4.50	4.40	4.31	4.23	4.16
		4.8	5.19	4.99	4.81	4.66	4.53	4.41	4.30	4.21	4.10	3.90	3.71
	550 x 100	6.0	5.03	4.83	4.65	4.50	4.36	4.24	4.11	3.87	3.65	3.46	3.28
		7.5	4.86	4.65	4.47	4.32	4.18	3.90	3.63	3.40	3.19	3.01	2.85
		10.0	4.61	4.39	4.22	3.86	3.53	3.24	3.00	2.80	2.61	2.45	2.31
	600 x 100	1.2	6.31	6.12	5.95	5.80	5.67	5.55	5.44	5.34	5.25	5.17	5.09
		2.4	6.08	5.88	5.70	5.54	5.41	5.28	5.17	5.07	4.97	4.89	4.81
		3.6	5.88	5.66	5.48	5.32	5.18	5.05	4.94	4.83	4.74	4.65	4.57
		4.8	5.70	5.48	5.29	5.12	4.98	4.85	4.74	4.63	4.54	4.45	4.34
	650 x 100	6.0	5.53	5.31	5.12	4.95	4.81	4.68	4.56	4.46	4.29	4.07	3.87
		7.5	5.35	5.12	4.93	4.76	4.62	4.49	4.29	4.02	3.79	3.58	3.39
		10.0	5.09	4.85	4.66	4.49	4.19	3.87	3.59	3.35	3.13	2.95	2.78
	700 x 100	1.2	6.81	6.61	6.43	6.27	6.13	6.00	5.89	5.78	5.68	5.59	5.51
		2.4	6.58	6.37	6.18	6.01	5.86	5.73	5.61	5.50	5.40	5.30	5.22
		3.6	6.38	6.15	5.95	5.78	5.63	5.49	5.37	5.26	5.15	5.06	4.97
		4.8	6.19	5.95	5.75	5.58	5.42	5.28	5.16	5.05	4.94	4.85	4.76
	750 x 100	6.0	6.02	5.78	5.58	5.40	5.24	5.10	4.98	4.87	4.76	4.67	4.47
		7.5	5.83	5.59	5.38	5.20	5.04	4.90	4.78	4.66	4.40	4.16	3.95
		10.0	5.55	5.31	5.10	4.92	4.76	4.61	4.49	3.92	3.68	3.46	3.27
	800 x 100	1.2	7.31	7.09	6.90	6.73	6.58	6.44	6.32	6.21	6.10	6.00	5.91
		2.4	7.07	6.84	6.64	6.46	6.31	6.17	6.04	5.92	5.81	5.71	5.62
		3.6	6.86	6.62	6.41	6.23	6.07	5.92	5.79	5.67	5.56	5.46	5.37
		4.8	6.67	6.42	6.21	6.02	5.86	5.71	5.58	5.46	5.35	5.25	5.15
	850 x 100	6.0	6.50	6.24	6.03	5.84	5.67	5.52	5.39	5.27	5.16	5.06	4.96
		7.5	6.30	6.04	5.82	5.63	5.46	5.31	5.18	5.06	4.95	4.76	4.52
		10.0	6.02	5.75	5.53	5.33	5.17	5.02	4.81	4.50	4.23	3.99	3.78

GANGLAM Tables Updated for NZS 3603:1993 (Amendment No.4)
regular = regular duty plating

heavy = heavy duty plating

super = super heavy duty plating



CROSS-SECTION 1:50

PROJECT INFORMATION MEMORANDUM
 ISSUED UNDER SECTION 32 OF THE
 BUILDING ACT 2004
 DATE: 11/3/07 P.I.M. No: 39327
 OFFICER: 26

PLANS APPROVED, SUBJECT TO ALL
 REQUIREMENTS OF THE BUILDING
 ACT 2004 BEING FULLY COMPLIED
 WITH
 DATE: 11/3/07 CONSENT No: 39328
 OFFICER: 26

PIM/BC
 No. 39327

SLIP STRAP
 UNDER PLATE

WARNING

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

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

**DRAUGHTING
 SERVICES**

TREVOR ROWSON, AT.C. AM.B.O.I.N.Z.

426 PUKEHANGI ROAD
 ROTORUA
 Phone: (07) 346 2577

T. JOHNSON

PLAN N° 0704

DATE: JAN 07 SHEET 1 OF 1

Code Compliance Certificate: 39328
Section 95, Building Act 2004

Issued: 01 JUN 2007

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 05107
Street Address: 10 TAURUS PLACE
Valuation number 06542/349.00
Legal Description:: FLAT 1 DPS28131
Intended Use ADDITIONS/ALTERATIONS
Description of Work: REMOVE WALL BETWEEN DINING & LOUNGE

FILE

The Owner

Name of Owner: JOHNSON, TESSA MARIE
Contact Person: JOHNSON, TESSA MARIE
Mailing Address: JOHNSON, TESSA MARIE
10B TAURUS PLACE
KAWAHA POINT
ROTORUA

Phone Number:

Facsimile Number:

Email Address:

Website:

First point of contact for communications with council building consent authority: JOHNSON, TESSA MARIE

Building Work

Building Consent no: 39328
Issued by: Rotorua District Council

Code Compliance

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

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

Council Charges

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

\$0.00

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

Signed for and on behalf of the Council:

Name: Diane MacLeod

Position: Building Administration

Signed: _____

Date: 01 JUN 2007

[Handwritten signature]

FIELD INSPECTION CARD

CARD
Date Consent Issued: 8/3/07

DESCRIPTION OF PROPOSED WORK:

REMOVAL OF PROPOSED WORK:
Remove wall between dining & lounge

DATE	INSPECTION REPORTS	TIME
19/4/07	Pre line. 8 New 290x90 timber beam fitted H31 treated supported on studs each end. Straps on each end of beams to studs. M/c 13.8%. OK to continue. Next insp will be CCC	
1/6/07	CC Framing complete. Used GIB Bd fixed. OK to issue CCC	
1/6/7	CC 1840	
	CODE COMPLIANCE CERTIFICATE SIGN: _____ DATE: 1/6/07	
	X	

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Version: 1, Version Date: 22/10/2009

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

Project Information Memorandum No:39327
Section 34, Building Act 2004
Received:26Jan07
Issued:01Mar07

TESSA MARIE JOHNSON
10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

TESSA MARIE JOHNSON
10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

PROPERTY ID: 05107
STREET ADDRESS: Flat 1/10 TAURUS PLACE, KAWAHA POINT, ROTORUA 3010
LEGAL DESCRIPTION: FLAT 1 DPS 28131

PROJECT IS FOR: Additions & Alterations
INTENDED USE(S): REMOVE WALL BETWEEN DINING & LOUNGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$1,000.00
NUMBER OF STAGES: 1

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$30.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 66173 Date: 26Jan07 Amount: \$30.00

Project Information Memorandum: 39327
See attached page(s) for any other conditions.

Page : 1

1: PIM STATUS

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

2: SPECIAL FEATURES OF THE LAND

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

3: SERVICING

There are no public servicing or Resource Engineering issues relating to this project.

4: POLLUTION CONTROL

This Construction project is required to meet the objective of protecting the environment and the Public Utility Drainage Systems from the effects of construction sediments and contaminants or polluted wastewater discharges on and off site. This includes the likelihood of water overland flow carrying these sediments or contaminants off site or into public drains. Please demonstrate how this construction project is to achieve this objective.

5: PERMITTED ACTIVITY

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

6: PERFORMANCE STANDARDS

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

7: COMPULSORY PLANNING STATEMENTS

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

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

8: DEVELOPMENT CONTRIBUTION

Not Applicable.

*Project Information Memorandum: 39327
See attached page(s) for any other conditions.*

Page : 2

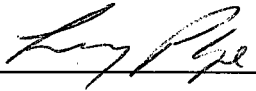
NATURAL GAS CORPORATION

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

ELECTRICITY

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

Signed for and on behalf of the Council:

Signed: 

Date: 1/3/07

Building Consent No:39328
Section 51, Building Act 2004

Issued:08Mar07

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua, New Zealand
P: 07 348 4199
F: 07 346 3143

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

The Building

Street Address of building: Flat 1/10 TAURUS PLACE, KAWAHA POINT, ROTORUA 3010
Legal Description of land where building is located:

FLAT 1 DPS 28131

Building Name: REMOVE WALL BETWEEN DINING & LOUN

The Owner

Name of owner: TESSA MARIE JOHNSON
Mailing Address: 10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

Contact Person: TESSA MARIE JOHNSON
Mailing Address: 10B TAURUS PLACE
KAWAHA POINT
ROTORUA 3201

Street address/registered office: Flat 1/10 TAURUS PLACE
KAWAHA POINT
ROTORUA 3010

Phone number: (Bus.)
(Pvt.)

Facsimile number:

Email address:

Website:

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

Building Work

The following building work is authorised by this consent:

Project: Additions & Alterations

Intended Use: REMOVE WALL BETWEEN DINING & LOUNGE

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

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

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

This building consent is subject to the following conditions:

1: THE APPROVED CONSENT DOUCUMENTS MUST BE ON SITE DURING ALL INSPECTIONS.

Inspections will not be performed if Documents are not on site and an invoice for reinspection will be sent out.

Notice by owner or agent that building work is ready for inspection shall be given to the Rotorua District Council at least three working days in advance for the following work:

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

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

Framing timber required to have a specified moisture content.

2: Code Compliance Certificate

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

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

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

3: Standard Conditions

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

Endorsement on Plans and Specifications form part of this approval.

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

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

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

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

4: Standard Statement

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

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

BEEN INSPECTED PRIOR TO THE COVERING UP OR CLOSING IN OF BUILDING WORK.

SECTION 52 BUILDING ACT 2004 (LAPSE OF BUILDING CONSENT)

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

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

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

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

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

a) in every sleeping space; or

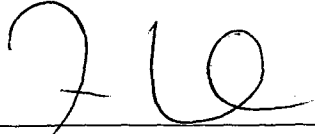
b) within 3 metres of every sleeping space. In this case, the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

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

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

Compliance Schedule

A compliance schedule is not required for the building.



Signature



Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 08 Mar 2007

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 39 328
Issued by [name of building consent authority that granted building consent]: RDC

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:
Tessa Johnson
†Contact person: _____
Mailing address: 10 B Taurus Rdce
ROTORUA
Street address/registered office: _____
Phone number: Landline: 0734878001 Mobile: 0211165809
Daytime: _____ After hours: _____
Facsimile number: _____
Email address: _____ Website: _____
The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]: _____
§Contact person: _____
Mailing address: _____
Street address/registered office: _____
Phone number: Landline: _____ Mobile: _____
Daytime: _____ After hours: _____
Facsimile number: _____
Email address: _____ Website: _____
N/A

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

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

Full name: owner

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

APPLICATION

All building work to be carried out under the above building consent was completed on: 20.4.07

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

Trask Builders

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

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

owner

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

Name of person signing: Jessie Johnson

Date: 1 June 2007

ATTACHMENTS

The following documents are attached to this application:

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

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

†Delete if owner is an individual.

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