

Application No. 7069**ROTORUA DISTRICT COUNCIL**Valuation No. P25-4-90
6993/16301 A.**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 and Amendments at premises situated at:

Address of Work 75A Pohutukawa Drive.**Legal Description:**Lot No. 121 Deposited Plan No. 33286

Section No. _____ Block No. _____

Description of Work:Install drainage from garage
to soak hole.Number of Sanitary Fittings: Toilet Pans — Urinals —

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

JE Chou SP

Name and address of Craftsman Plumber: _____

Registration No.: _____

Name and address of Registered Drainlayer: S. Churchers16 Lewis Road

Registration No.: _____

	Value	Fees
Plumbing	\$ <u>—</u> :	\$ <u>—</u> :
Drainage	\$ <u>180</u> :	\$ <u>49.25</u>
TOTAL FEES GST inclusive		\$ <u>49.25</u>

X Signature: [Signature]
Date: 15.4.91**FOR OFFICE USE ONLY**Receipt Number 328875Fee Paid 49.25Date Paid 1.5.91Issue Approved [Signature]Date Approved 19.4.91Permit No. 7127

See reverse for Fees and Notes

FOR OFFICE USE ONLY

BC

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)

The following fees are GST inclusive.

Value of Work	Permit Fee
Up to \$200	\$49.25
\$201 to \$300	\$62.60
\$301 to \$400	\$79.90
\$401 to \$500	\$93.95
\$501 to \$600	\$107.40
\$601 to \$700	\$121.45
\$701 to \$800	\$135.50
\$801 to \$900	\$149.55
\$901 to \$1,000	\$166.20

\$1,001 and over, \$25.00 per each \$200 or part thereof.

IMPORTANT

INSPECTION AND TESTING REQUIREMENTS

INSPECTIONS: A minimum of 4 hours' notice is required.

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. 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.

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.

ROTORUA DISTRICT COUNCIL

Sanitary Plumbing and Drainage Permit

P.25-4-90
Permit
7127

S Churcher
16 Lewis Rd
Rotorua

APP. No. 7069

File No. 6993.16301A

ESTIMATED VALUE OF WORK:

\$ 180.00

ADDRESS: 75A POHUTUKAWA DR

Fee \$ 49.25

Rec 328875

LOT 121 DPS 33786 SEC

Blk

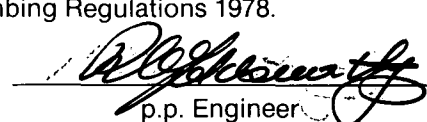
Date: 1.5.91

Mr Churcher, a craftsman plumber (or licensed drainlayer) is hereby authorised to carry out the work described herein on the premises owned (or occupied) by: JE CHRISP

DESCRIPTION OF WORK:

Sanitary Drainage to soak hole

Such work to be carried out in strict accordance with the Drainage and Plumbing Regulations 1978.


p.p. Engineer

DATE

28-2-92 Inspection - job all completed.

P25-4-90

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Appn Received
File Number 6993/16301 A
Application No. 6916
Date 15.4. 1991

I hereby apply for permission to erect, ~~repair, alter, extend a building at~~ No. 75A Pohutukawa De.
(Address of work)

For Mr J.E. CHRISP of 75A Pohutukawa De.
(Owner) (Postal 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

Lot No. 121 D.P. No. 33786

Area Zoning

NUMBER OF SANITARY FITTINGS

Toilet Pans

Urinals

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.)

USE Garaging of car, storage of tools.

Area of ground floor

Gross floor area 45 sq. meters.

Area of accessory buildings

Estimated value:

Building work \$ 4,500-

Plumbing & Drainage \$

Total \$ 4,500-

Builder's Name
(Please Print)

Address

Phone No.

Signature of Applicant [Signature]

Applicant's name A/A
(Please Print)

Address

FOR OFFICE USE ONLY

Application checked and approved by [Signature]
Building Inspector 23.4.91
Date 23.4.91
Town Planning Officer [Signature]
Date 16.4.91
Plumbing & Drainage Insp. Ray B.
Date 19.4.91
Structural Engineer
Date

Health Inspector [Signature]
Date 19.4.91
Dangerous Goods Inspector
Date
Geothermal Inspector
Date
General Inspector [Signature]
Date 23.4.91

Issue of Permit Approved
Engineer
Date

SUBJECT	APPLN No.	PERMIT No.	RECEIPT	VALUE	FEE
Building	—	—	—	\$ <u>4,500</u>	\$ <u>69 -</u>
Plumbing	—	—	—	\$	\$
Drainage	—	—	—	\$ <u>180 -</u>	\$ <u>49.25</u>
Water Connection	—	—	—	\$	\$
Damage Deposit (GST does not apply)	—	—	—	\$	\$ <u>100 -</u>
Vehicle Crossing	—	—	—	\$	\$
Sewer Connection	—	—	—	\$	\$
Building Research Levy	—	—	—	\$	\$
Development Contribution	—	—	—	\$	\$

Date 1.5.91 ALL FEES GST INCLUSIVE UNLESS OTHERWISE NOTED. TOTAL: \$ 218.25

(See scale of fees and general information on back)

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work		Fee (GST inclusive)	Fee (GST inclusive)
Not exceeding	\$3,000		54.75
\$3,001 —	\$3,500		58.00
\$3,501 —	\$4,000		62.40
\$4,001 —	\$5,000		69.00
\$5,001 —	\$6,000		75.50
\$6,001 —	\$7,000		83.20
\$7,001 —	\$8,000		91.90
\$8,001 —	\$9,000		99.55
\$9,001 —	\$10,000		107.30
\$10,001 —	\$12,000		117.10
\$12,001 —	\$14,000		125.85
\$14,001 —	\$16,000		136.80
\$16,001 —	\$18,000		152.10
\$18,001 —	\$20,000		166.35
\$20,001 —	\$25,000		198.05
\$25,001 —	\$30,000		233.10
\$30,001 —	\$35,000		263.75
\$35,001 —	\$40,000		298.75
\$40,001 —	\$50,000		342.50
\$50,001 —	\$60,000		386.30
\$60,001 —	\$70,000		431.15
\$70,001 —	\$80,000		472.75
\$80,001 —	\$90,000		531.85
\$90,001 —	\$100,000		563.05
\$100,001 —	\$120,000		608.45
\$120,001 —	\$140,000		650.05
\$140,001 —	\$160,000		696.00
\$160,001 —	\$180,000		739.75
\$180,001 —	\$200,000		784.65
\$200,001 —	\$240,000		873.30
\$240,001 —	\$280,000		960.80
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of			87.55

BUILDING RESEARCH LEVY

A building research levy based upon \$1.15 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$20,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws 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 in metric to scale.

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 Bylaws.

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.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds \$100,000, you will be liable to make a development contribution to the Rotorua District Council. There are also other occasions in which a contribution is payable. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

Inspector: M _____ File No. _____

Receipt No. **328874**

Date Permit Issued **6/5/91**

OWNER	
Name	JE Crisp
Mailing Address	75A Pohutukawa Dr Rotorua

BUILDER	
Name	_____
Mailing Address	_____ _____ _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	a/a
Street Name	_____
Town/District	_____
Riding	_____

LEGAL DESCRIPTION	
Valuation Roll No.	6993.16301 A
Lot	121 D.P. 33786
Section	_____ Block _____
Survey District	_____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	45 m²	Number Erected	_____
ESTIMATED VALUES \$	Building	}	4,500
	Plumbing		_____
	Drainage		_____
	G.S.T.		_____
TOTAL		4,500	

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING — exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED — include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
<input checked="" type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 6 34	Water Connection	\$ _____
Street Damage Deposit	\$ 100		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ 43 78		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ 13 13
M.S. Plumbing	\$ _____	TOTAL:	\$ 218 25

Receipt No. **328874-876**

Date of Payment **1/5/91**

Authorised Officer **M. Taylor**

Special Conditions: _____

Date Inspected

REMARKS (e.g. stage reached with work)

9-5-91 Footing in situ already poured. Owner (on site) assured me it was as per permit plans.

24-8-95 Completed

Date Inspected

COMPLETED (Signature)

Chiggins

Date

26/11/95



Inspector: M _____ File No. _____

Receipt No. **328874**Date Permit Issued **6/5/91**

OWNER

Name **JE Crisp**
Mailing Address **75A Pohutukona Dr**
ROTORUA

BUILDER

Name _____
Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. **a/a**
Street Name _____
Town/District _____
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. **6993.16301 A**
Lot **121** D.P. **33786**
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage

FLOOR AREA

Whole
Sq. Metres **45 m²**

DWELLING UNITS

Number
Erected _____ESTIMATED
VALUES
\$Building } **4,500**
Plumbing }
Drainage }
G.S.T. }
TOTAL **4,500**

NATURE OF PERMIT (TICK BOX)

- ☐
- NEW BUILDING
-
- exclude domestic garages and domestic outbuildings
-
- ☐
- FOUNDATIONS ONLY
-
- ☐
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
-
- include installation of heating appliances
-
- ☐
- NEW CONSTRUCTION
-
- OTHER THAN BUILDINGS — include demolitions
-
- ☒
- DOMESTIC GARAGES
-
- AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 6134	Water Connection	\$ _____
Street Damage Deposit	\$ 100		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ 4578		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ 1313
M.S. Plumbing	\$ _____	TOTAL:	\$ 21825

Receipt No. **328874-876**Date of Payment **1/5/91**Authorised Officer **M. Tapia**

Special Conditions: _____

Date Inspected

REMARKS (e.g. stage reached with work)

9-5-91**Footings inish already poured. Owner (on site)
assured me it was as per permit plans.**

Please initial when action completed:

	Initials	Date
Town Planning	<i>MT</i>	16.4.91
Draughting	<i>DK</i>	17.4.91
Senior Building Inspector	<i>OK</i>	18.4.91
Recreation & Community		
Technical Services Engineer		
Public Health Engineer		
Waterworks Engineer		
Assistant Works Engineer		
General Inspector		
Dangerous Goods/Geothermal Inspector		
Senior Environmental Health Officer	<i>Pso</i>	19.4.91
Senior Plumbing & Drainage Inspector	<i>Ray C.</i>	19.4.91
Senior Building Inspector	<i>AS</i>	8.5.91

**McKECHNIE, QUIRKE
& LEWIS**
Lawyers

"This is the original copy of
that which was sent to you
By fax 9/10/98"

25490
I-49869
The Exchange Building
1108 Pukaki Street
Rotorua
PO Box 242
DX JP30036
Phone: (07) 349 4400, 347 8834
Fax: (07) 347 8150

CHR007/2 RMV13.2

GST No. 50-066-215

Environmental Services Department
Rotorua District Council
DX JP30031
ROTORUA

FAX 3490993

Attention Pat Lawrence

FILE

Rotorua District Council	
RECEIVED	13 OCT 1998
REFERRED TO
.....	
.....	
COPY TO
INSTRUCTIONS:
.....	
.....	

File P.25490: J & L Chrisp: 75A Pohutukawa Drive

Thank you for your helpful facsimile of 25 September 1998 regarding the consent of the neighbour to the erection of a garage and workshop.

Enclosed is a copy of authority J03012 which we have photocopied from the Property File.

Our clients, Chrisp, have sold the property at 75A Pohutukawa Drive to clients of Davys Burton. Mr Sando is maintaining that the garage/workshop should have a "completion certificate". We contend that the authority is the "building permit". The permit was issued on 6 May 1998. That was most likely before the commencement date of the Building Act.

We would appreciate your assistance in confirming whether or not there could or should be a completion certificate or if the authority/permit J03012 is the full final sufficient record of the garage/workshop being erected and completed properly according to the Council's requirements.

Yours faithfully
McKECHNIE QUIRKE & LEWIS

Richard Shand
Richard Shand
Rotorua Office

9 October 1998

Returned 12.10.98
be
RICHARD SHAND- DIRECT DIAL
PHONE: 348.0917

P25490

FILE

**McKECHNIE, QUIRKE
& LEWIS**

Lawyers

The Exchange Building
1108 Pukaki Street
Rotorua
PO Box 242
DX JP30036
Phone: (07) 349 4400, 347 8834
Fax: (07) 347 8150

CHR007/2 RMV13.2

GST No. 50-086-215

Environmental Services Department
Rotorua District Council
DX JP30031
ROTORUA

FAX 3490993

Attention Pat Lawrence

File P.25490: J & L Chrisp: 75A Pohutukawa Drive

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Yours faithfully
McKECHNIE QUIRKE & LEWIS



Richard Shand
Rotorua Office

9 October 1998

**RICHARD SHAND- DIRECT DIAL
PHONE: 348.0917**

12 October 1998

Please Quote: P25490

Doc No: 100420

McKechnie Quirke & Lewis
PO Box 242
ROTORUA

Attention: Richard Shand

Dear Sir

RE: J & L CRISP, 75A POHUTUKAWA DRIVE

Your fax of the 9 October 1998 refers.

Yes, you are correct, the Building Permit/Consent was issued on the 6 May 1991 and the Building Act did not come into force until the 1st July 1992, hence there is no requirement for a Code Compliance Certificate to be issued, even though the completion date was 24 August 1995, some three years after the Building Permit had been issued.

Yours faithfully

Pat Lawrence
Building Control Manager

FILE

SHEET A

NAME:

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light/Heavy

ROOF PITCH: 0° - 25°/26° - 45°

WIND AREA: High/Medium/Low

W = 12.5

EARTHQUAKE ZONE: A/B/C

E = 2

ROOF OR BUILDING LENGTH

BL = 9m

ROOF OR BUILDING WIDTH

BW = 5m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 45 m²

EARTHQUAKE B.U.'s ALONG AND ACROSS

E x GPA = 2 x 45 = 90 B.U.'s

WIND B.U.'s ALONG

W x BW = 12.5 x 5 = 62.5 B.U.'s

WIND B.U.'s ACROSS

W x BL = 12.5 x 9 = 112.5 B.U.'s

TOTAL BU's

REQUIRED

WALL LINE

WALL BRACING ELEMENTS PROVIDED

Along

90

LABEL	Minimum BU's Required	Label No	Type	Rating BU's/m	Length (m)	BU's Provided
A	100	1	1	42	3m	126
		Subtotal				
B	100	2A	8	67	1.2m	67
		2B	8	67	1.2m	67
		Subtotal				
C						
		Subtotal				
D						
		Subtotal				
Total	200	TOTAL				260

Across

112.5

L	100	3	1	42	3m	126
		Subtotal				126
M	100	4	1	42	3m	126
		Subtotal				
N						126
		Subtotal				
O						
		Subtotal				
		200	TOTAL			

112

SHEET A

NAME:

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light/Heavy

ROOF PITCH: 0° - 25°/26° - 45°

WIND AREA: High/Medium/Low

W = 12.5

EARTHQUAKE ZONE: A/B/C

E = 2

ROOF OR BUILDING LENGTH

BL = 9m

ROOF OR BUILDING WIDTH

BW = 5m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 45 m²

EARTHQUAKE B.U.'s ALONG AND ACROSS

E x GPA = 2 x 45 = 90 B.U.'s

WIND B.U.'s ALONG

W x BW = 12.5 x 5 = 62.5 B.U.'s

WIND B.U.'s ACROSS

W x BL = 12.5 x 9 = 112.5 B.U.'s

TOTAL BU's REQUIRED	WALL LINE		WALL BRACING ELEMENTS PROVIDED				
	LABEL	Minimum BU's Required	Label No	Type	Rating BU's/m	Length (m)	BU's Provided
Along	A	100	1	1	42	3m	126
						Subtotal	126
	B	100	2A	8	67	1.2m	67
			2B	8	67	1.2m	67
						Subtotal	134
	C						
						Subtotal	
	D						
						Subtotal	

	Total	200	TOTAL				260
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Across	L	100	3	1	42	3m	126
						Subtotal	126
	M	100	4	1	42	3m	126
						Subtotal	
	N						126
						Subtotal	
	O						
						Subtotal	
	P						

112	200	TOTAL				252
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