

BUILDING CONSENT NO:

60/93/1403

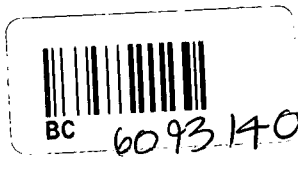
Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: Mailing Address: MR & MRS D & J SUTHERLAND 11 SOPHIA STREET ROTORUA	All <input type="checkbox"/> Stage No x of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> 
PROJECT LOCATION	
Street Address: 11 SOPHIA STR ROTORUA	Intended Use(s) (in detail): DWELLING ALTERATIONS/EXTEN NEW BEDROOM & ENSUITE EXTENSION Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 35,000.00
LEGAL DESCRIPTION	
Property Number: P02-4-94 Valuation Roll Number: 6512/625 Lot: 1 DP: 15487 Section: Block: Survey District:	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>MS Tapia</u> Position: <u>BUILDINGS - ADMIN</u> Date: <u>12 / 10 / 93</u>

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages, headed "Conditions of Building Consent No 93/1403

BUILDING CONSENT NO:

60/93/1403

Project Information Memorandum No:

Section 35, Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

6512/625

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: MR & MRS D & J SUTHERLAND Mailing Address: 11 SOPHIA STREET ROTORUA	All <input type="checkbox"/> Stage No <input checked="" type="checkbox"/> of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): DWELLING ALTERATIONS/EXTEN NEW BEDROOM & ENSUITE EXTENSION Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/> Estimated Value: \$ 35,000.00
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: 11 SOPHIA STR ROTORUA	Property Number: P02-4-94 Valuation Roll Number: 6512/625 Lot: 1 DP: 15487 Section: Block: Survey District:
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <u>MS TAPIA</u> Position: <u>BUILDING - ADMIN</u> Date: <u>12/10/93</u>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages, headed "Conditions of Building Consent No 93/1403

Section 43(3), Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

BUILDING CONSENT NO: 60/93/1403

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number:
Stage No of: of an intended stages		MR & MRS D & J SUTHERLAND 11 SOPHIA STR ROTORUA
New or relocated building	<input type="checkbox"/>	
Alteration	<input checked="" type="checkbox"/>	
Intended use(s) (in detail): DWELLING ALTERATIONS/EXTEN NEW BEDROOM & ENSUITE EXTENSION		LEGAL DESCRIPTION
Intended Life:		Property Number: P02-4-94
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Valuation Roll Number: 6512/625
Specified as years		Lot: 1 DP: 15487
Demolition	<input type="checkbox"/>	Section: Block:
		Survey District:

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attachedpage(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name: David K RylandPosition: Building Officer Date: 31/12/93

BUILDING SERVICES
FIELD INSPECTION COMPLIANCE

FILE

File No: p02494Appn No: 60.93.1403

Contractor: _____

Phone: _____

Owner: Sutherland

Phone: _____

Lot No: 1DPS: 15487Site Address: 11 Sophia StreetProposed Work: Bedroom + Ensuite extension

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Site formation						
2. Footings/Piles						26.10.93
3. Concrete Floor 1						
4. Concrete Floor 2 P & D						
5. Bond beams						
6. Prelining 1						} 17-11-93
7. Prelining 2						
8. Prelining P & D						24/12/93
9. Linings						
10. Fittings P & D						
11. Drain test P & D						24/12/93
12. Final						24-12-93
13. Solid Fuel Heaters						24/12/93
14. Vehicle Crossing/ Damage Deposit						
15. Other (please note)						

Issue of Code Compliance Certificate approved.

Date: 29-12-93Building Officer:

IMPORTANT

**THIS CARD MUST BE PRODUCED
ON THE SITE AT EVERY INSPECTION
EITHER BY THE OWNER OR
HIS/HER AGENT**

As the holder of a building consent the **OWNER** or his/her **AGENT**
is required to:

1. Give 24 hours notice for inspection of site formation.
1. Footings - reinforcing steel to be in place. Pile excavations complete.
No concrete to be poured.
2. Concrete Floor Slabs - two inspections; first for sub grade preparation,
second when moisture barrier and steel is in place and plumbing pipe work is fitted.
3. Prelining Inspection 1 - when the structure is completely closed in, plumbing pipework is
in place and before insulation is fitted.

Prelining Inspection 2 - when the insulation is fitted.
4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any
decoration is done.
5. Drains fully laid and ready to test - sewer and stormwater.
6. Final - when the building is ready for occupancy, but before occupancy takes place.

For all the above inspections, the **OWNER** or his/her **AGENT**, is required to be on site at the
time of the inspection and they shall have a set of the stamped, approved drawings for the job
on site.

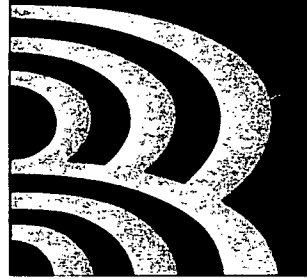
PLEASE NOTE:

Additional charges may be made for the following if the Building Officers arrives and:

1. The work is not ready for the inspection.
2. Owner/agent/plans not on site.
3. Inspection not cancelled.
4. Boundaries not located or proved.

It is important to note that should the necessary inspections not be done, a **CODE
COMPLIANCE CERTIFICATE** will not be issued.

ROTORUA
DISTRICT
COUNCIL



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

Address all
communications to:
District Manager
Rotorua District Council

BUILDING SERVICES

FIELD INSPECTION REPORT CARD

File No: 02494 Contractor: _____ Phone: _____

Application No: 93-1403 Owner: Sutherland Phone: _____

Site Address: 11 Sophia Street Lot No: 1

Proposed Work: Bedroom + ensuite extn DPS: 15487

Damage Deposit Paid \$ _____ Damage, if any: _____ Date Paid: _____

Crossing Deposit Paid \$ _____ In place: _____

Town Planning notes (if any): _____

Building Certifiers (if any): _____

Independent Qualified Persons (if any): _____

Date	Field Reports	Time
24-12-93	Final. Ditrations are complete an extra bay window has been erected in the lounge area. all copies.	20

Compliance Certificate Issued - Date: 29-12-93

type

ROTORUA DISTRICT COUNCIL

STREET: 11 Sophia St

VALUATION No: 6512/625

LOT: _____ D.P.S.: _____

PERMIT NO: 93.1403

OWNER: Sutherland

93. 10. 44

PLUMBER: F Windner

45

DRAINLAYER: Cheater Bros

DESCRIPTION OF WORK: P + D to Bedroom + Ensuite

[illegible]

29 September 1993

Please Quote: P02494

WLT326186CAL

D. & J. Sutherland
11 Sophia Street
ROTORUA

Dear Sir,

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
BUILDING REGULATIONS 1992 SECTION 6(2)**

Appln No. 93/1403 - PROPOSED BEDROOM EXTENSION
STREET ADDRESS: 11 SOPHIA STREET

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

COMMENTS

1. **Town Planning**

As the proposed addition will be sited 2.5m from the side boundary with eaves and spouting wider than 300mm encroaching into this you will need to obtain the written consent of the adjoining property owner. Both sets of plans will need to be signed in addition to the consent form.

WV
11-10-93

Receipt of your advice in respect of the above matters will enable your consent to be completed.

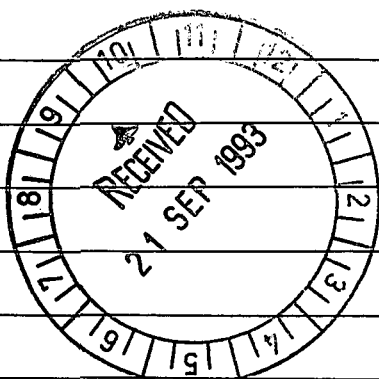
PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully,

C. Alexander
Senior Building Officer

BUILDING CONSENT PROCESSING SHEET**CONSENT NUMBER:** 60/93/ 1403 **DATE RECEIVED:** 21-9-93**SITE ADDRESS:** 11 Sophia St.

ACTION/OFFICER	REVIEW	TIME TAKEN	APPROVE	DATE
Check Application - Bldg Officer		Hours ____ Mins <u>5</u>	<i>[Signature]</i>	
Prepare file and data entry		Hours ____ Mins <u>13</u>	<i>[Signature]</i>	21-9-93
Process Application -			11-10-93	
- CPC Planning	<i>[Signature]</i>	Hours ____ Mins <u>10</u>	<i>[Signature]</i>	22-9-93
- Drafting		Hours ____ Mins <u>10</u>	<i>[Signature]</i>	23-9-93
- Environmental Health		Hours ____ Mins <u>5</u>	<i>[Signature]</i>	23-9-93
- Plumbing and Drainage	<i>[Signature]</i>	Hours ____ Mins <u>5</u>	<i>[Signature]</i>	23-9-93
- Public Utilities/Trade Waste		Hours ____ Mins ____		
Recreation & Community		Hours ____ Mins ____		
- Geothermal/Dangerous Goods		Hours ____ Mins <u>5</u>	<i>[Signature]</i>	24-9-93
- Resource Engineer		Hours ____ Mins <u>5</u>	<i>[Signature]</i>	27-9-93
- Land Fill	Yes	No	Unknown	
- Flood Prone	Yes	No	Unknown	
- Building Officer		Hours ____ Mins ____	<i>[Signature]</i>	29/9/93
Update data entry, issue invoice/permit		Hours ____ Mins ____		
Word Processing		Hours ____ Mins ____		
Issue permit		Hours ____ Mins ____		
Fax costs		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		
		Hours ____ Mins ____		



ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 93.1403



PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name <u>DAVID + JILL SUTHERLAND</u>	Contact Name <u>D. + J. SUTHERLAND</u>
Postal Address <u>11 SOPHIA ST</u> <u>ROTORUA</u>	Postal Address
Phone Number <u>3485804</u>	Phone Number
Fax Number	Fax Number

3. PROJECT LOCATION

Address: 11 SOPHIA ST

4. LEGAL DESCRIPTION

Valuation Number <u>6512/625</u>	Property ID: OFFICE USE ONLY
Lot(s) (Section) <u>1</u>	DP/S (Block) <u>15487</u>
Lot Area(s) <u>946m²</u>	square metres hectares

5. PROJECT

5.1 New Building <input type="checkbox"/>	5.2 Intended Life	5.3 Description of Work: <u>Bedroom + ENSUITE</u>
Alteration <input checked="" type="checkbox"/>	Indefinite but not less than 50 yrs <input checked="" type="checkbox"/>	5.4 Intended Use(s) (in detail) <u>SLEEPING</u>
Relocation <input type="checkbox"/>	or	
Demolition <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>35000</u> (GST INCL)

☐ Application for building consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner:

Signature: D. J. SUTHERLAND

Name: DAVID SUTHERLAND Date: 21.9.93
(PLEASE PRINT)

Office Use Only

TARGET DATE

5 / 10 / 93

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale.)
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☐ Provision to be made for vehicular access, including parking.
(To be shown on site plan.)
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan.)
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above mentioned systems.
- ☐ None of the above.

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

13. Please answer the following questions if they apply.

What materials will be used for the: (tick boxes) and which form of energy is being installed OR is already installed?

Floor 1 <input checked="" type="checkbox"/> Timber 2 <input type="checkbox"/> Concrete 3 <input type="checkbox"/> Wood products 4 <input type="checkbox"/> Other	Roof 1 <input type="checkbox"/> Steel 2 <input checked="" type="checkbox"/> Concrete tiles 3 <input type="checkbox"/> Steel tiles 4 <input type="checkbox"/> Shingles 5 <input type="checkbox"/> Aluminium 6 <input type="checkbox"/> Other	Outer Walls 1 <input checked="" type="checkbox"/> Brick 2 <input type="checkbox"/> Concrete 3 <input type="checkbox"/> Concrete block 4 <input type="checkbox"/> Cement Board 5 <input type="checkbox"/> Plaster 6 <input type="checkbox"/> Timber 7 <input type="checkbox"/> Steel 8 <input type="checkbox"/> Aluminium 9 <input type="checkbox"/> Other	Energy 1 <input checked="" type="checkbox"/> Electric 2 <input type="checkbox"/> Gas 3 <input type="checkbox"/> Solid Fuel 4 <input type="checkbox"/> Floor electrical 5 <input type="checkbox"/> Ceiling electrical 6 <input type="checkbox"/> Storage electrical Cooking 7 <input type="checkbox"/> Electric 8 <input type="checkbox"/> Gas 9 <input type="checkbox"/> Solid fuel
Framing 1 <input checked="" type="checkbox"/> Timber 2 <input type="checkbox"/> Concrete 3 <input type="checkbox"/> Steel 4 <input type="checkbox"/> Aluminium 5 <input type="checkbox"/> Other	Internal Linings 1 <input checked="" type="checkbox"/> Plaster board 2 <input type="checkbox"/> Fibrous Plaster 3 <input type="checkbox"/> Wood products 4 <input type="checkbox"/> Other	Insulation 1 <input type="checkbox"/> Fibreglass 2 <input checked="" type="checkbox"/> Fibreglass 3 <input type="checkbox"/> Wool 4 <input type="checkbox"/> Foil 5 <input type="checkbox"/> Other	

14.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total) 13.356 sq. m.	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total 13.356 sq. m.	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

PART D

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known.

11.

DESIGNER(S)

Name: GRANT KEYWORTH

Address:

Phone Number: 3488035 Fax Number:

BUILDER

Name: ROSS DAVIS

Address: 53 SOPHIA ST, ROSAMPTON

Phone Number: 3486035 Fax Number:

DRAINLAYER

Name: CREAGER BROTHERS. (..... Reg. No.

Address:

Phone Number: Fax Number:

PLUMBER

Name: FRED WINDHAM Reg. No.

Address: SPRINGFIELD ROAD, ROSAMPTON

Phone Number: Fax Number:

GASFITTER

Name: Reg. No.

Address:

Phone Number: Fax Number:

ELECTRICIAN

Name: R.A. HARRIS LTD Reg. No.

Address: PULMAN ST, ROSAMPTON

Phone Number: Fax Number:

CERTIFIERS

Name: Reg. No.

Address:

Phone Number: Fax Number:

Certifying

Name: Reg. No.

Address:

Phone Number: Fax Number:

Certifying:

RESITING OF DWELLINGS/BUILDINGS ETC.

FOR OFFICE USE ONLY

FEES 21-9-93		
Fees paid on Application	\$	¢
Plan Review C383980	175	00
Project Information Mem.		
Microfilming		
TOTAL FEE GST incl.		
Fees payable on approval	\$	¢
Building Consent	175	00
Street Crossing		
BRANZ Levy	5	00
Development Contribution		
Footpath Deposit	100	00
Photocopying		
Microfilming		
Water Connection		
Structural Check		
Sewer Connection		
Sewer Dis.		
Controlled Activity Bond		
Controlled Activity Fee		
Resiting Bond		
Service Lane formation		
APPROVAL TOTAL	310	60

CONSENT No.

CONSENT ISSUE AUTHORITY

Receipt No. C384905-7

Date of Issue 11.10.93

Authorised by M. Dineen

Date authorised 11-10-93

REFERRALS

SENT	RETURNED
Structural	
Fire Service	

AMENDED DETAILS RECEIVED

	TO	FROM
Planning		
Health		
Streets		
Traffic		
Water		
Drainage		
P & D		
Building		
Structural		

ROTORUA DISTRICT COUNCIL
CONSENT OF ADJOINING PROPERTY OWNER/OCCUPIER
TO PROPOSED BUILDING WORK

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I, Brian Taylor being the owner/occupier of
adjoining property situated at 5 Sophia St, Rotorua (Address),
having studied the building plans of D. + J. Sutherland
in respect of 11 Sophia St, Rotorua (Applicant's name)
(Applicant's address)

for consent to erect building work that (state exactly what is being agreed to)

EXTENDS EXISTING BEDROOM IN LINE
WITH EXISTING OUTSIDE WALL AND EAVES.

hereby consent to the proposed building work. (The applicant is required to show you a copy of the proposed plans which you should also sign).

Dated this 21 day of October 19 93

Signed [Signature]

Address for Service:

5 Sophia St Rotorua
12 34 79955

If other than above