TechnologyOne ECM Document Summary
Printed On 30-Jan-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUBLIC	Record of Survey - DP 587477	21074937	1	10-Dec-2024
PUBLIC	Title Plan - DP 587477	21074503	1	10-Dec-2024
PUBLIC	SD22-018461.S001 Decision - SD22-018461.S001 - s223 s224 approval and plan	20008080	1	11-Oct-2023
PUBLIC	BC84601 Grant - BC84601 - Code Compliance Certificate	19917691	1	26-Jul-2023
PUBLIC	BC23-084601.S01 Building Consent Processing - BC Building Consent Review Form RLC	19900604	1	13-Jul-2023
PUBLIC	BC23-084601.S01 Application - BC CCC Cover Letter RLC	19900594	1	13-Jul-2023
PUBLIC	BC23-084601.S01 Building Consent Certificate - BC CCC RLC	19900593	1	13-Jul-2023
PUBLIC	BC23-084601.S01 Application - BC Lodgment Acknowledgement RLC	19881185	1	10-Jul-2023
PUBLIC	BC84601 - Building consent	12527601	1	17-Apr-2023
PUBLIC	BC84601 - Sanitary Drainage Processing Suite	12526393	3	17-Apr-2023
PUBLIC	BC84601 - Consent review form	12459344	3	23-Mar-2023
PUBLIC	BC84601 - Circulation checklist	12459298	9	23-Mar-2023
PUBLIC	BC84601 - Plans	12459273	2	23-Mar-2023
PUBLIC	BC84601 - Record of title	12459264	1	23-Mar-2023

PUBLIC	BC84601 - Agent authorisation	12459259	1	23-Mar-2023
PUBLIC	BC84601 - Form 2 application	12459230	7	23-Mar-2023
PUBLIC	BC84601 - Email received 22 Mar 2023	12459224	1	23-Mar-2023
PUBLIC	Geothermal bore information - 618/06 - Soak holes x 2	3363941	1	13-Sep-2018
PUBLIC	BC73435 - Code compliance certificate	3234003	2	17-Oct-2017
PUBLIC	BC73435 - Amendment to consent - Plans	3095912	1	07-Nov-2016
PUBLIC	BC73435 - Amendment to consent	3095908	1	07-Nov-2016
PUBLIC	BC73435 - Plans	2883180	2	30-Mar-2015
PUBLIC	BC73435 - Specification	2883179	1	30-Mar-2015
PUBLIC	BC73435 - Issue of consent	2883174	1	30-Mar-2015
PUBLIC	BC73387 - Plans	2877024	1	17-Mar-2015
PUBLIC	BC73387 - Issue of PIM	2877019	1	17-Mar-2015
PUBLIC	RC15188 - Land use decision and approved plan	2875702	1	11-Mar-2015
PUBLIC	BC71932 - Code compliance certificate	2729299	1	07-Feb-2014
PUBLIC	BC71932 - Issue of consent	2717019	1	11-Dec-2013

PUBLIC	Deposited flats plan - DPS 29652	2532490	1	07-Nov-2012
PUBLIC	Payment for Waste Water Connection - 43A Robertson Street	2217276	1	29-Mar-2023
PUBLIC	Application for Waste Water connection - 43A Robertson Street	2217275	1	29-Mar-2023
PUBLIC	RC18461 - Subdivision decision and approved plan	2181876	1	20-Jan-2023
PUBLIC	RC18461 - Notice of new subdivision parcels - 6322145	2178455	1	11-Jan-2023
PUBLIC	No consent number - Proposed additional home unit	741821	2	23-Jan-2019
PUBLIC	Drainage plan	716142	1	07-Nov-2012
PUBLIC	BCI040814 - Plans - Outbuilding / games room	640405	1	22-Jun-2010
PUBLIC	BCJ02497 - Plans	640404	1	22-Jun-2010
PUBLIC	BCJ035208 - Dwelling - Plans	640402	1	22-Jun-2010
PUBLIC	Street damage claim	640370	1	22-Jun-2010
PUBLIC	Refund of damage / vehicle deposit	640368	1	22-Jun-2010
PUBLIC	Application to connect to water supply - Upgrade	640367	1	22-Jun-2010
PUBLIC	Application for vehicle crossing	640366	1	22-Jun-2010
PUBLIC	Application for geothermal soak hole permit - 860	640365	1	22-Jun-2010

PUBLIC	Application for geothermal works permit - 854 - Mineral pool	640364	1	22-Jun-2010
PUBLIC	Application to connect to sewer system	640363	1	22-Jun-2010
PUBLIC	Application to connect to sewer system	640362	1	22-Jun-2010
PUBLIC	Certification of flats	640361	1	22-Jun-2010
PUBLIC	BCI040814 - Games room	640360	1	22-Jun-2010
PUBLIC	BC10226 - Plumbing and drainage to games room	640359	1	22-Jun-2010
PUBLIC	BCJ02497 - Bedroom addition	640358	1	22-Jun-2010
PUBLIC	BC3048 - Plumbing and drainage to new dwelling	640357	1	22-Jun-2010
PUBLIC	BCJ035208 - Dwelling (rear unit) and carport (front unit)	640356	1	22-Jun-2010
PUBLIC	Site plan	640354	1	22-Jun-2010
PUBLIC	BCJ035208 - File note - Moisture content in wall cavity	640353	1	22-Jun-2010
PUBLIC	Geothermal works - Works without consent	640352	1	22-Jun-2010
PUBLIC	BCJ035208 - Carport - Plans	604006	2	11-May-2010
PUBLIC	BCA128678 - Boundary block wall	603983	1	11-May-2010
PUBLIC	BCJ035208 - Dwelling (rear unit) and carport (front unit)	603977	2	11-May-2010

Record of Survey - DP 587477

Survey Number	DP 587477
Surveyor Reference	2159 Slater
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	I Paul Jeffrey Andrews, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 26 Feb 2024 11:01 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		
Purpose	LT Subdivision		
Status	Deposited	**Type**	Survey
Land District	South Auckland	**Survey Class**	Class A
Meridional Circuit	Bay of Plenty 2000	**Vertical Datum**	Moturiki 1953

Survey Dates

Surveyed Date	10/08/2023	**Certified Date**	26/02/2024
Submitted Date	26/02/2024 11:01:30	**Survey Approval Date**	26/02/2024
Deposit Date	20/08/2024		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 560896	South Auckland	0°00'00"
DPS 90624	South Auckland	0°00'30"
DP 16309	South Auckland	0°00'30"
DP 16308	South Auckland	0°00'30"
DP 371545	South Auckland	0°00'30"

Territorial Authorities

Rotorua District

Comprised In

RT SA26D/139

RT SA26D/140

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 587477	Easement		
Area B Deposited Plan 587477	Easement		
Height-Limited Area C Deposited Plan 587477	Easement		
Lot 1 Deposited Plan 587477	Fee Simple Title	0.0630 Ha	1114724
Lot 2 Deposited Plan 587477	Fee Simple Title	0.0381 Ha	1114725
Total Area		0.1011 Ha	

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Mark and Vector

Survey Number DP 587477

Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing		Adpt Surv	Bearing Correction	Distance		Adpt Surv	Class
IS II DPS 9309	IT FB 7515/81	ob35	256°23'12"	M			518.63	M		
IT FB 7515/81	RM 4 SO 60529	ob25	331°56'30"	A	DP 560896	0°00'00"	136.69	A	DP 560896	
IS II DPS 9309	NAIL 2 DP 472116	ob36	252°25'34"	M			404.32	M		
NAIL 2 DP 472116	CN DPS 70533	ob21	270°00'30"	M			0.28	C		
CN DPS 70533	NAIL 1 DP 472116	ob27	270°00'30"	M			1.83	C		
NAIL 1 DP 472116	LP I DPS 90624	ob23	270°00'30"	M			17.20	M		
LP I DPS 90624	LP I DPS 82297	ob24	270°00'30"	M			3.41	M		
LP I DPS 82297	NAIL II DPS 82297	ob34	270°00'30"	M			1.74	M		
NAIL II DPS 82297	CN (1) DPS 70533	ob33	270°00'30"	M			17.48	M		
CN (1) DPS 70533	IS II FB 7515/81	ob0	270°00'30"	M			16.61	M		
IS II FB 7515/81	NAIL 2 DP 371545	ob1	270°00'30"	M			18.11	M		
NAIL 2 DP 371545	IS IX FB S170/91	ob30	270°00'30"	A	DP 371545	0°00'30"	8.60	C		
IS IX FB S170/91	IT FB 7515/81	ob2	270°00'30"	A	DP 371545	0°00'30"	33.36	C		
NAIL 2 DP 472116	IS A DP 587477	ob22	265°59'00"	M			65.26	M		
IS A DP 587477	NAIL 2 DP 371545	ob38	291°36'00"	M			12.43	M		
IS A DP 587477	IT FB 7515/81	ob39	274°54'00"	M			53.71	M		
IS A DP 587477	IS II FB 7515/81	ob40	55°02'00"	M			7.99	M		
IT FB 7515/81	IB D DP 587477	ob26	103°16'00"	M			56.61	M		
IB D DP 587477	NAIL 2 DP 472116	ob50	78°27'40"	M			64.83	M		
IB D DP 587477	IS A DP 587477	ob51	349°21'00"	M			8.55	M		
IB D DP 587477	NAIL 2 DP 371545	ob52	314°40'00"	M			18.47	M		
IB D DP 587477	IS II FB 7515/81	ob53	20°58'00"	M			13.90	M		
IB D DP 587477	LP I DPS 90624	ob54	73°39'00"	M			46.08	M		
IB D DP 587477	NAIL C DP 587477	ob55	1°38'00"	M			35.73	M		
NAIL C DP 587477	NAIL B DP 587477	ob44	1°47'00"	M			13.92	M		
NAIL B DP 587477	IS A DP 587477	ob42	184°11'30"	M			41.33	M		
IS A DP 587477	PEG 8 DP 587477	ob41	32°25'00"	M			7.09	M		

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Survey Number DP 587477

Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing		Adpt Surv	Bearing Correction	Distance		Adpt Surv	Class
PEG 8 DP 587477	IB D DP 587477	ob37	188°47'00"	M			14.56	M		
CN DPS 70533	PEG (1) DPS 90624	ob28	273°53'30"	A	DPS 90624	0°00'30"	20.82	A	DPS 90624	
PEG (1) DPS 90624	PEG (1) DP 16309	ob18	270°00'30"	A	DP 16309	0°00'30"	20.12	A	DP 16309	
PEG (1) DP 16309	PEG 8 DP 587477	ob14	270°00'30"	A	DP 16309	0°00'30"	20.12	A	DP 16309	
IS IX FB S170/91	PEG FB S 170/91	ob3	69°56'20"	C			4.10	C		
PEG FB S 170/91	DISK 7 DP 587477	ob15	90°00'30"	A	DP 16309	0°00'30"	16.84	C		Class A
DISK 7 DP 587477	PEG 8 DP 587477	ob57	90°00'30"	A	DP 16309	0°00'30"	3.28	C		Class A
NAIL B DP 587477	PEG 9 DP 587477	ob43	307°57'00"	M			24.50	M		
PEG 9 DP 587477	PEG (1) DP 16308	ob20	90°00'30"	A	DP 16308	0°00'30"	20.12	A	DP 16308	Class A
PEG (1) DP 16308	UNMK (1) DPS 29652	ob17	180°00'30"	A	DP 16309	0°00'30"	29.29	C		Class A
UNMK (1) DPS 29652	UNMK 10 DP 587477	ob5	180°00'30"	A	DP 16309	0°00'30"	18.00	C		Class A
UNMK 10 DP 587477	PEG 8 DP 587477	ob7	180°00'30"	A	DP 16309	0°00'30"	3.00	C		Class A
PEG FB S 170/91	UNMK 13 DP 587477	ob16	0°00'30"	A	DP 16309	0°00'30"	22.88	C		Class A
UNMK 13 DP 587477	UNMK 1 DP 587477	ob11	0°00'30"	A	DP 16309	0°00'30"	0.05	C		Class A
UNMK 1 DP 587477	PEG 9 DP 587477	ob6	0°00'30"	A	DP 16309	0°00'30"	27.36	C		Class A
CN DPS 70533	IS II DPS 90624	ob29	343°43'30"	A	DPS 90624	0°00'30"	41.34	A	DPS 90624	
IS II DPS 90624	DISK (1) DPS 90624	ob4	322°39'30"	A	DPS 90624	0°00'30"	15.11	A	DPS 90624	
DISK (1) DPS 90624	PEG (2) DP 16308	ob13	270°00'30"	A	DP 16308	0°00'30"	20.12	A	DP 16308	
PEG (2) DP 16308	PEG (1) DP 16308	ob19	270°00'30"	A	DP 16308	0°00'30"	20.12	A	DP 16308	
NAIL C DP 587477	DISK 2 DP 587477	ob45	278°42'00"	M			10.58	M		
DISK 2 DP 587477	UNMK 1 DP 587477	ob64	270°03'00"	C			8.44	C		Class A
NAIL C DP 587477	DISK 3 DP 587477	ob46	287°25'00"	M			5.75	M		
DISK 3 DP 587477	DISK 2 DP 587477	ob63	268°37'00"	C			4.97	C		Class A
NAIL C DP 587477	DISK 4 DP 587477	ob47	287°33'00"	M			4.07	M		

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Survey Number DP 587477

Meridional Circuit Bay of Plenty 2000

From	To	Code	Bearing		Adpt Surv	Bearing Correction	Distance		Adpt Surv	Class
DISK 4 DP 587477	DISK 3 DP 587477	ob62	287°03'00"	C			1.68	C		Class A
NAIL C DP 587477	DISK 5 DP 587477	ob48	264°39'00"	M			2.88	M		
DISK 5 DP 587477	DISK 4 DP 587477	ob60	325°53'00"	C			1.80	C		Class A
NAIL C DP 587477	DISK 6 DP 587477	ob49	227°14'00"	M			2.99	M		
DISK 6 DP 587477	DISK 5 DP 587477	ob58	339°01'00"	C			1.89	C		Class A
DISK 5 DP 587477	UNMK (1) DPS 29652	ob61	90°47'00"	C			4.08	C		Class A
DISK 6 DP 587477	UNMK 11 DP 587477	ob59	179°39'00"	C			16.29	C		Class A
UNMK 11 DP 587477	DISK 7 DP 587477	ob8	179°39'00"	C			3.00	C		Class A
UNMK 11 DP 587477	UNMK 10 DP 587477	ob9	90°00'00"	C			3.30	C		Class A
IB D DP 587477	DISK 7 DP 587477	ob56	355°50'00"	M			14.42	M		
NAIL 2 DP 371545	UNMK 1 DP 587477	ob31	348°58'00"	C			24.80	C		
UNMK 13 DP 587477	UNMK 12 DP 587477	ob12	90°03'00"	C			8.44	C		Class A
UNMK 12 DP 587477	DISK 2 DP 587477	ob10	0°00'00"	C			0.05	C		Class A
NAIL 2 DP 371545	IT FB 7515/81	ob32	270°00'30"	M			41.96	M		

Mark Name	Mark Condition	Description
CN (1) DPS 70533		Flush in footpath
DISK 2 DP 587477		In top of fence, 0.11m E of brick wall
DISK 3 DP 587477		In top of fence
DISK 4 DP 587477		In top of fence
DISK 5 DP 587477		In top of fence
DISK 6 DP 587477		Flush in cobbles, 0.17m NE of garden
DISK 7 DP 587477		SS Bdy disk in cobbles, 0.23m E of fce
IB D DP 587477		RL 290.60, flush at back of kerb 2.3m W of #42A xing
IS A DP 587477		RL 290.48, flush at ES at W side of xing
IS II FB 7515/81		Flush in footpath
IT FB 7515/81		Under cast iron lid in footpath
LP I DPS 82297		Flush in footpath
LP I DPS 90624		Flush in footpath

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Mark and Vector

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Mark Name	Mark Condition	Description
NAIL 1 DP 472116		Flush in footpath
NAIL 2 DP 371545		Flush in footpath
NAIL 2 DP 472116		RL 290.13, flush in footpath
NAIL B DP 587477		Flush in cobbles, 2.15m S and 0.63m W of edge
NAIL C DP 587477		Flush in cobbles, 1.17m W of fce, 1.85m S of gate rail
NAIL II DPS 82297		Flush in footpath
PEG 8 DP 587477		Old peg not original found in position of Peg DP 16309
PEG 9 DP 587477		Peg DP 16308 remains renewed
CN DPS 70533	Searched For and Not Found	
IS IX FB S170/91	Searched For and Not Found	
PEG (1) DP 16308	Searched For and Not Found	
PEG FB S 170/91	Searched For and Not Found	

***** End of Report *****

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DP 587477

SurveyOne Limited

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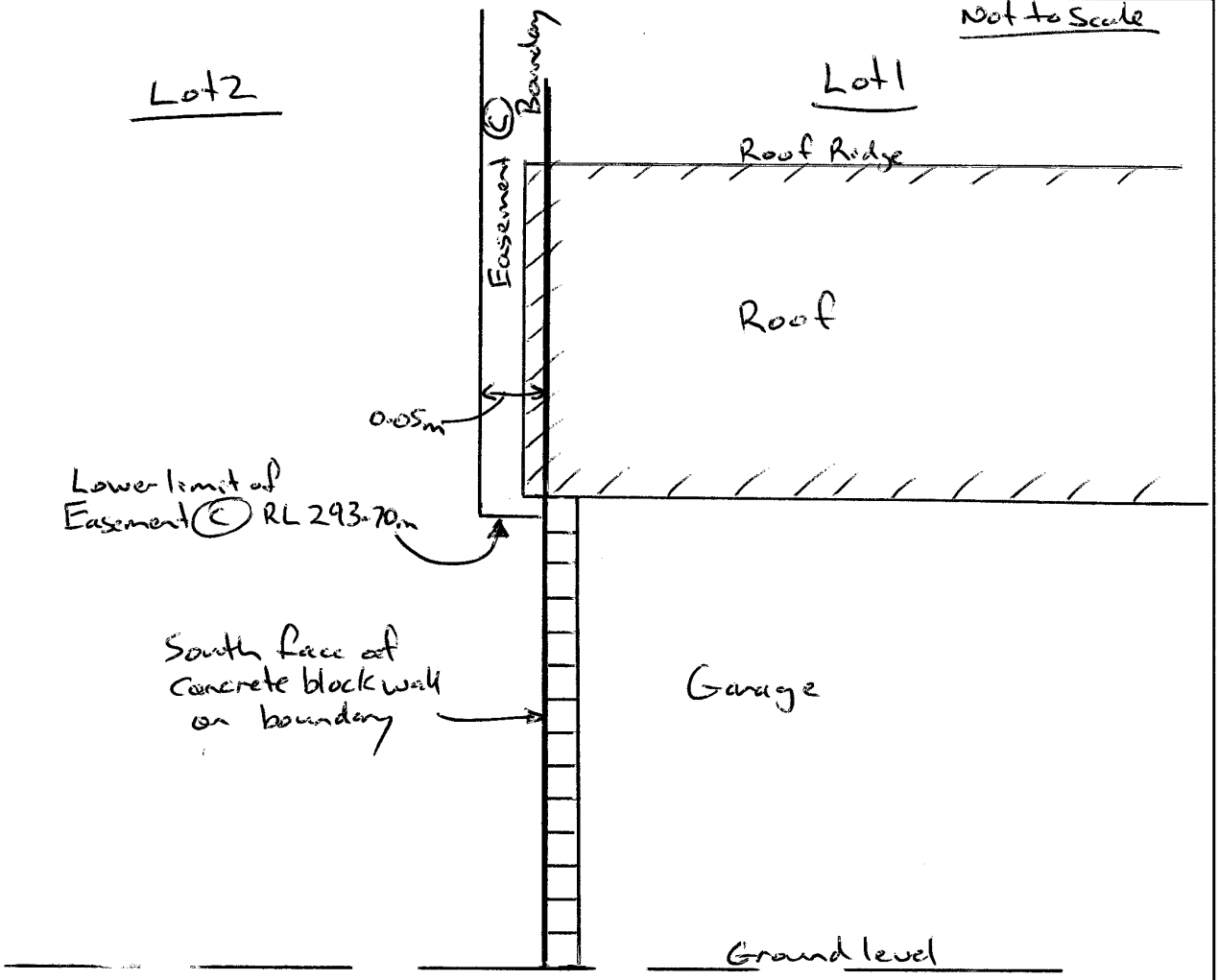
Mobile: 027 478 6767
Email: paul@surveyone.co.nz
www.surveyone.co.nz

Cross-section of Easement C on
DP587477
43A/43B Robertson St Rotorua

Sheet No. 1 of 1
Job No. 2159
Calculated by PSA
Checked by
Dates July 2023
Refer:

Not to Scale



Levels in terms of Moturiki Datum 1953

Origin of levels: RM4 SO60529(CXUT) RL 288.90

Source: LINZ Geodetic Database 28 July 2023

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SurveyOne

Land Registration District	Plan Number
South Auckland	DP 587477

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Benefited Land** (Dominant Tenement)
Right to Overhang Eave (Lower Height Limit: RL 293.70m Levels in terms of Moturiki Datum 1953. Origin of Levels: RM 4 SO 60529 (CXVT) RL 288.90m. Source LINZ Geodetic Database 28 July 2023)	C	Lot 2 DP 587477	Lot 1 DP 587477
Right to Drain Sewage	B	Lot 1 DP 587477	Lot 2 DP 587477
Right to Convey Electricity Right to Convey Telecommunications Pedestrian Right-of-Way	A B	Lot 1 DP 587477	Lot 2 DP 587477

Memorandum of Easements in Gross			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Grantee**
Right to Drain Sewage	A	Lot 1 DP 587477	Rotorua District Council

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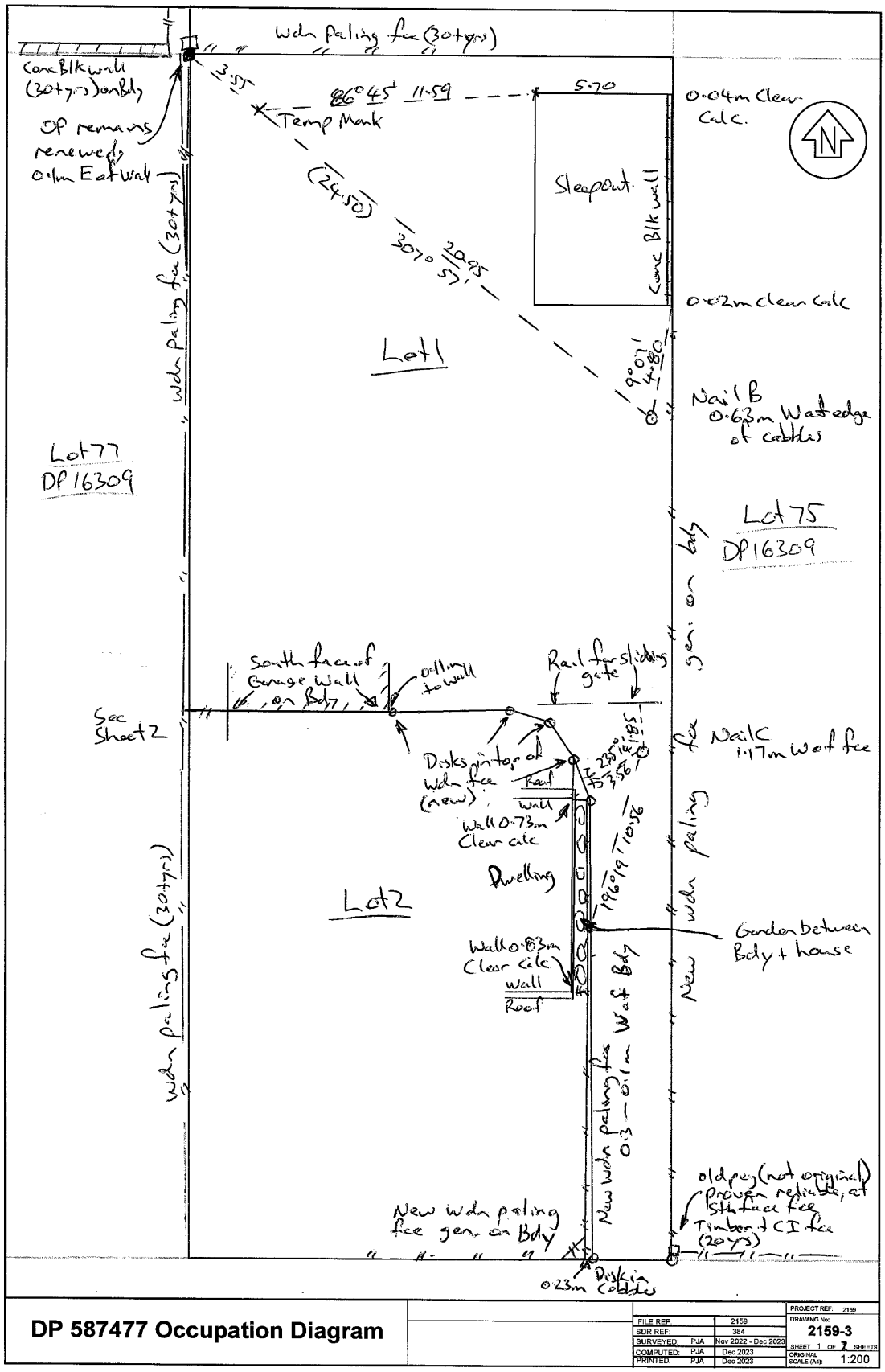
Occupation Diagram



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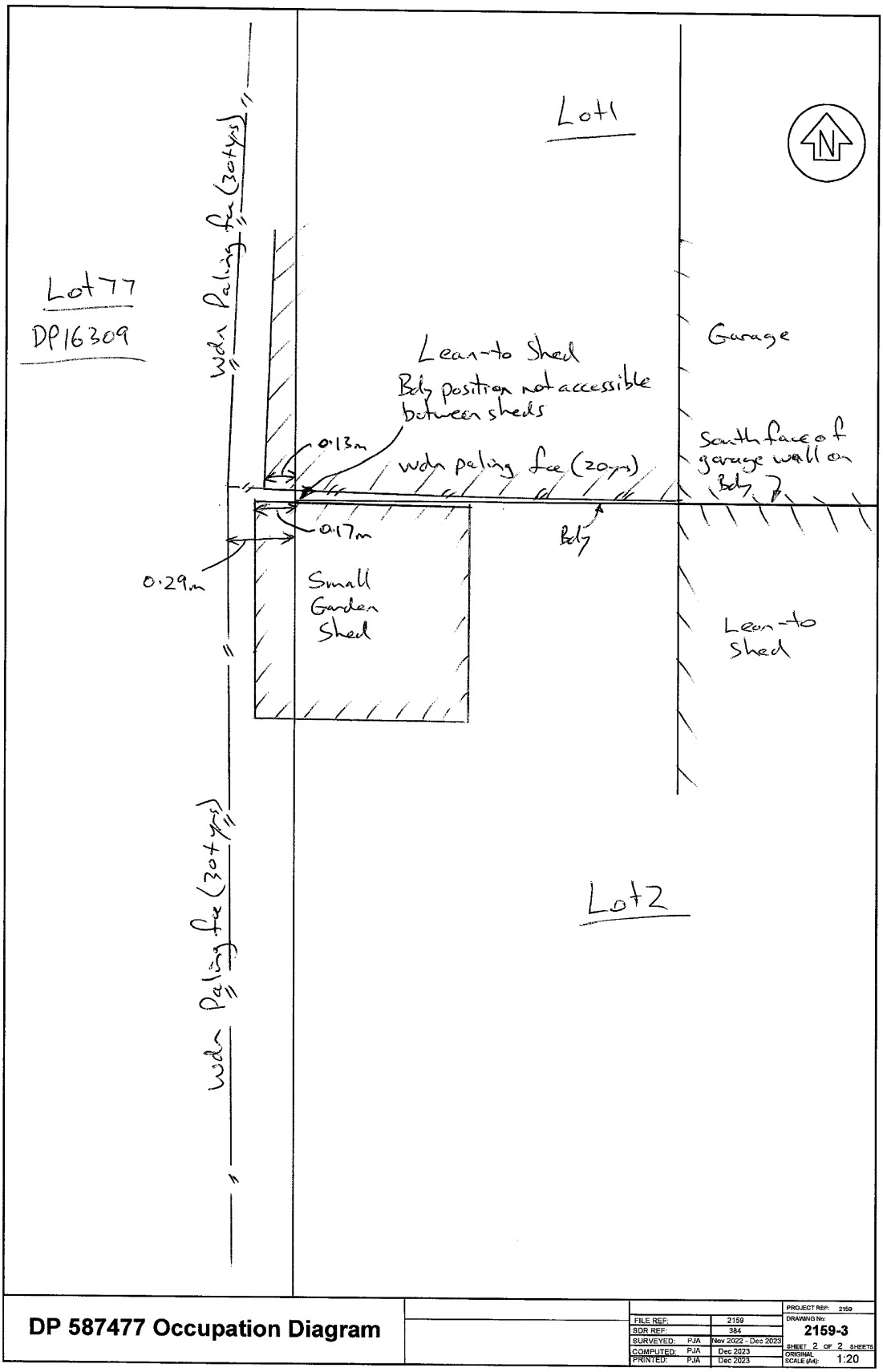
Occupation Diagram



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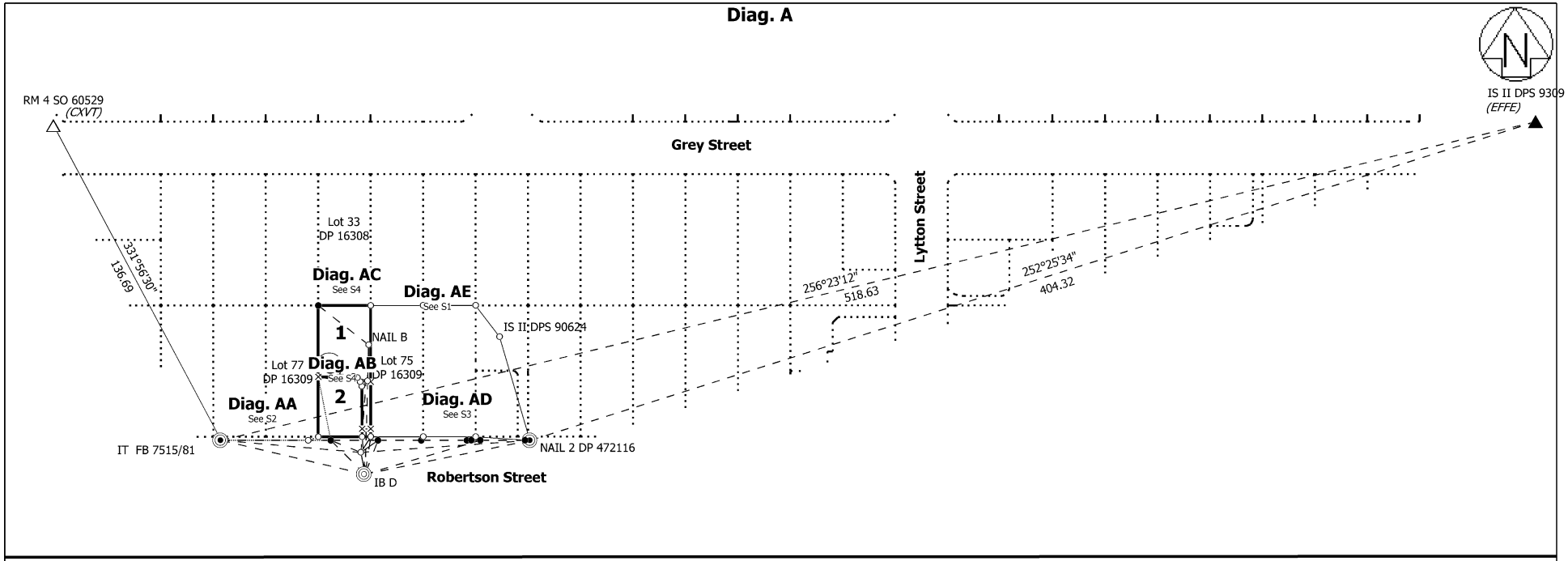
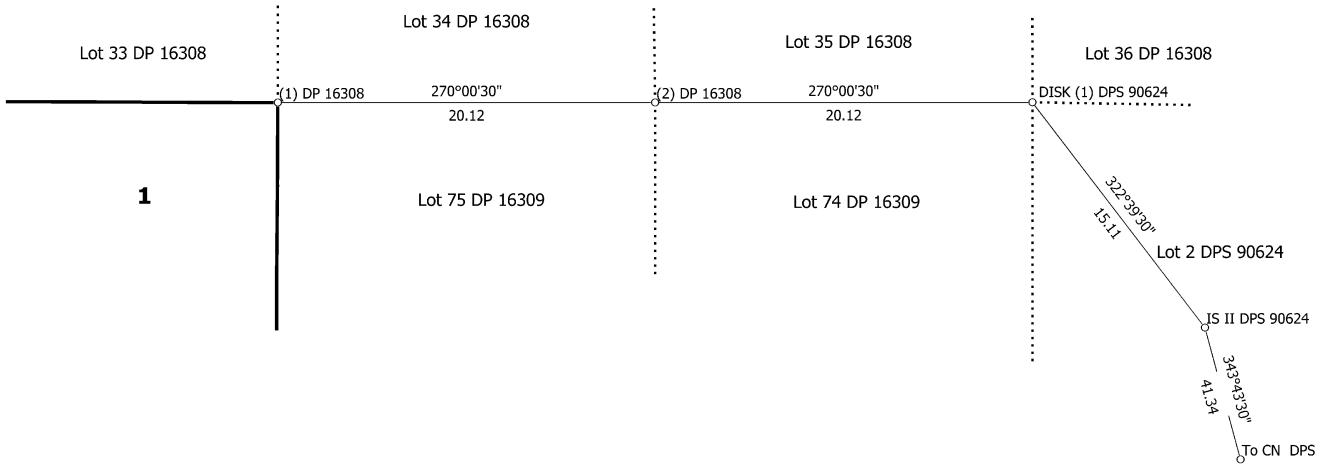
Diag. A



Diag. AE



S 1/4

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 10 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

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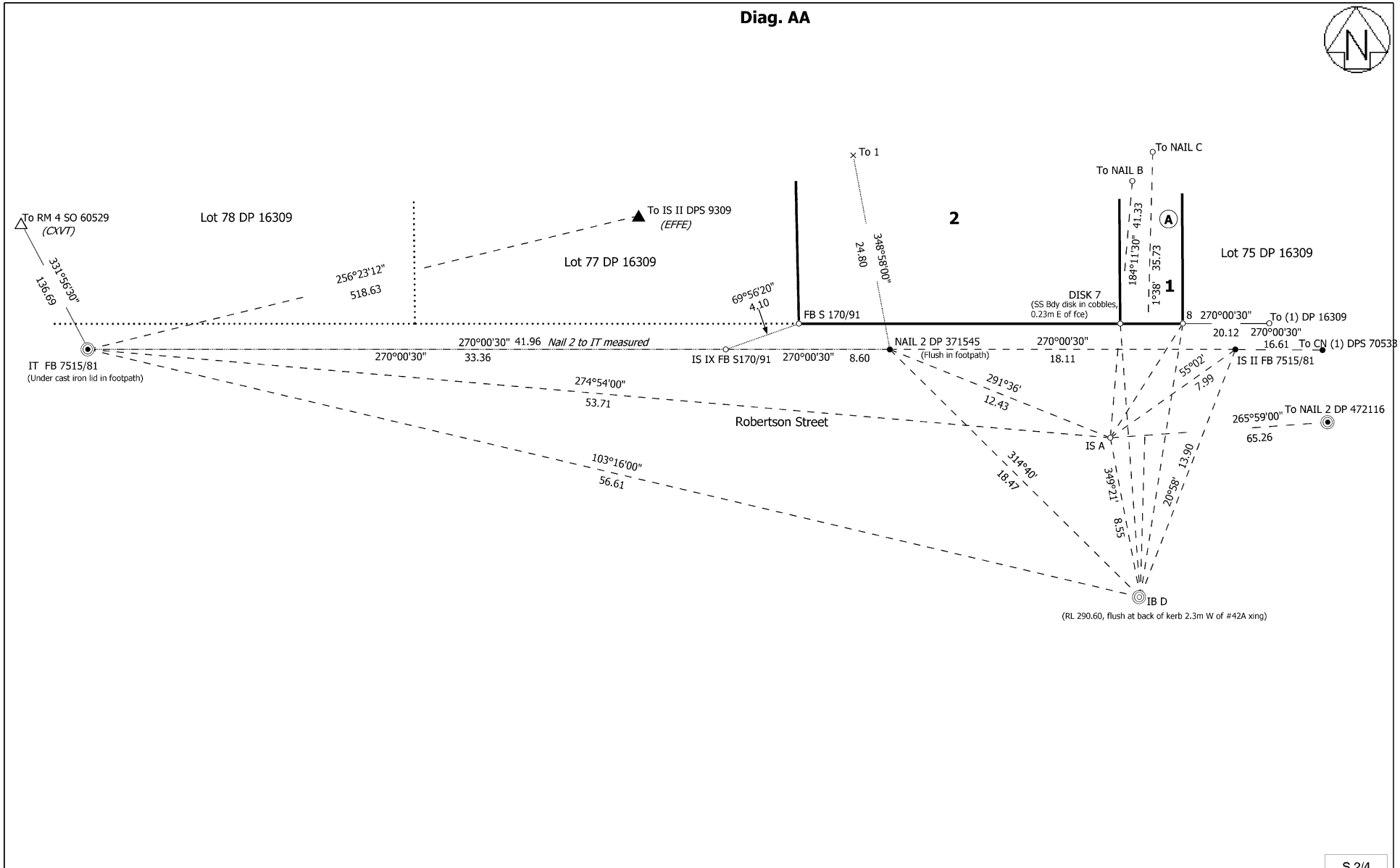
Diag. AA



S 2/4

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 11 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

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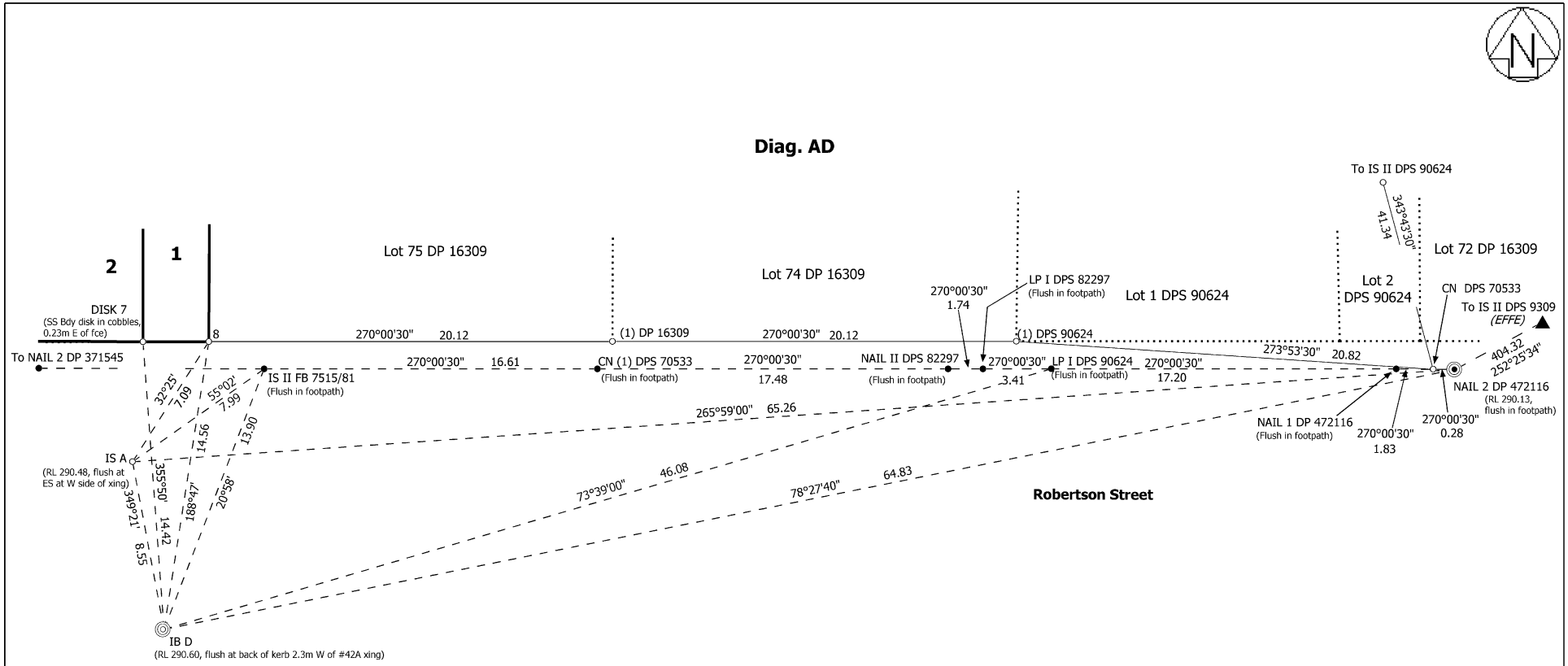
Diag. AD



S 3/4

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 12 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

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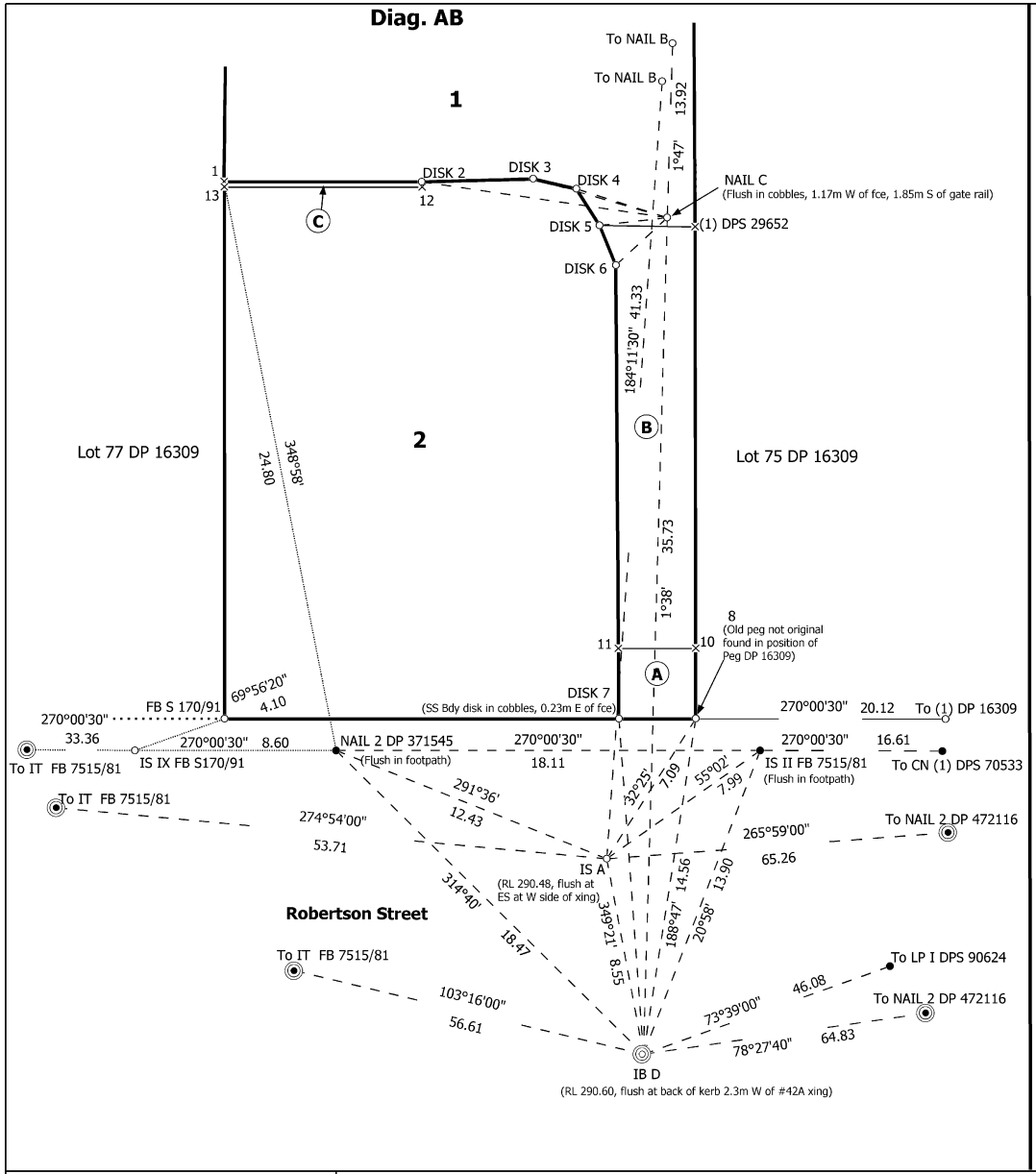

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 13 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

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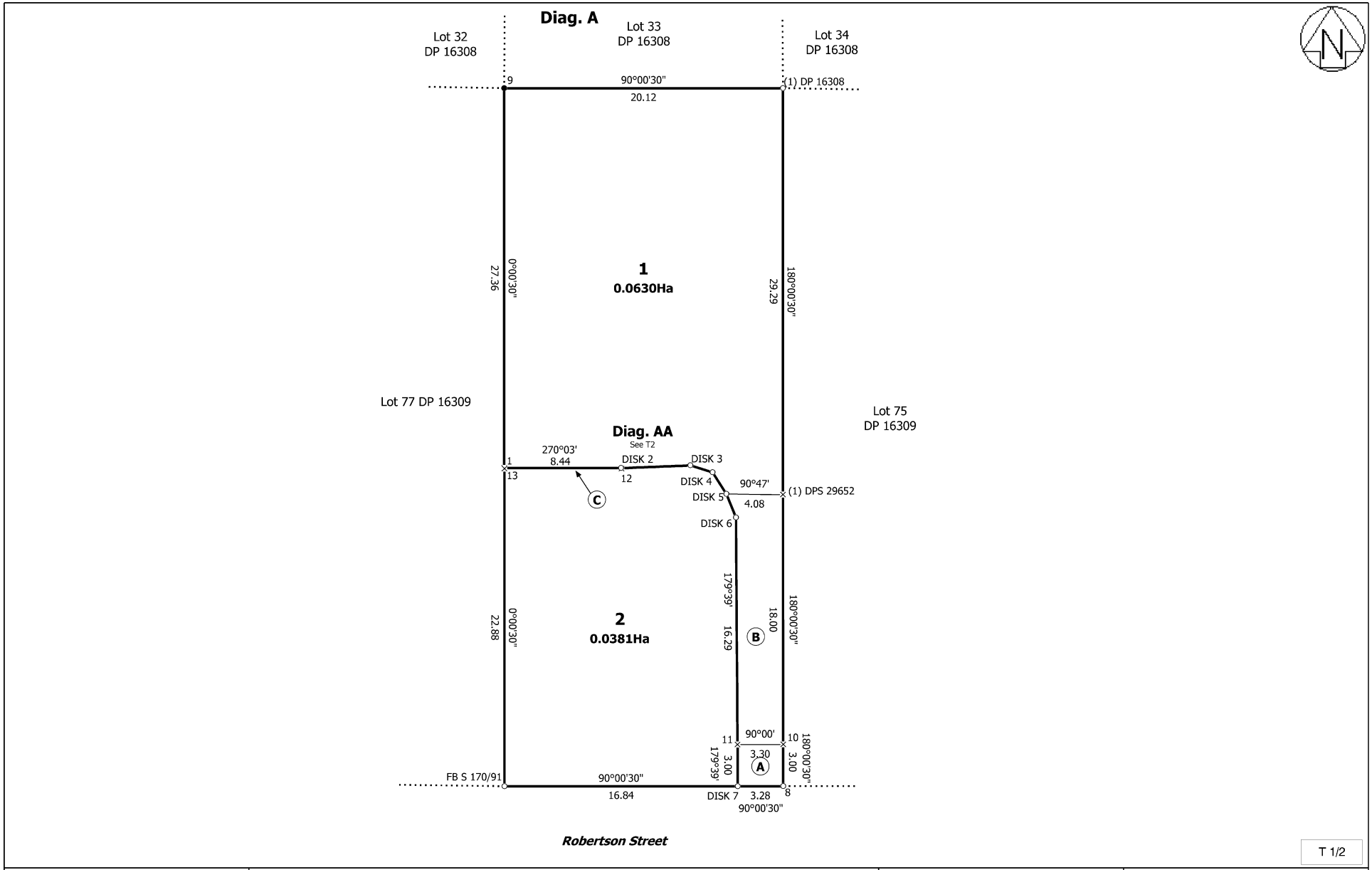

T 1/2

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 14 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

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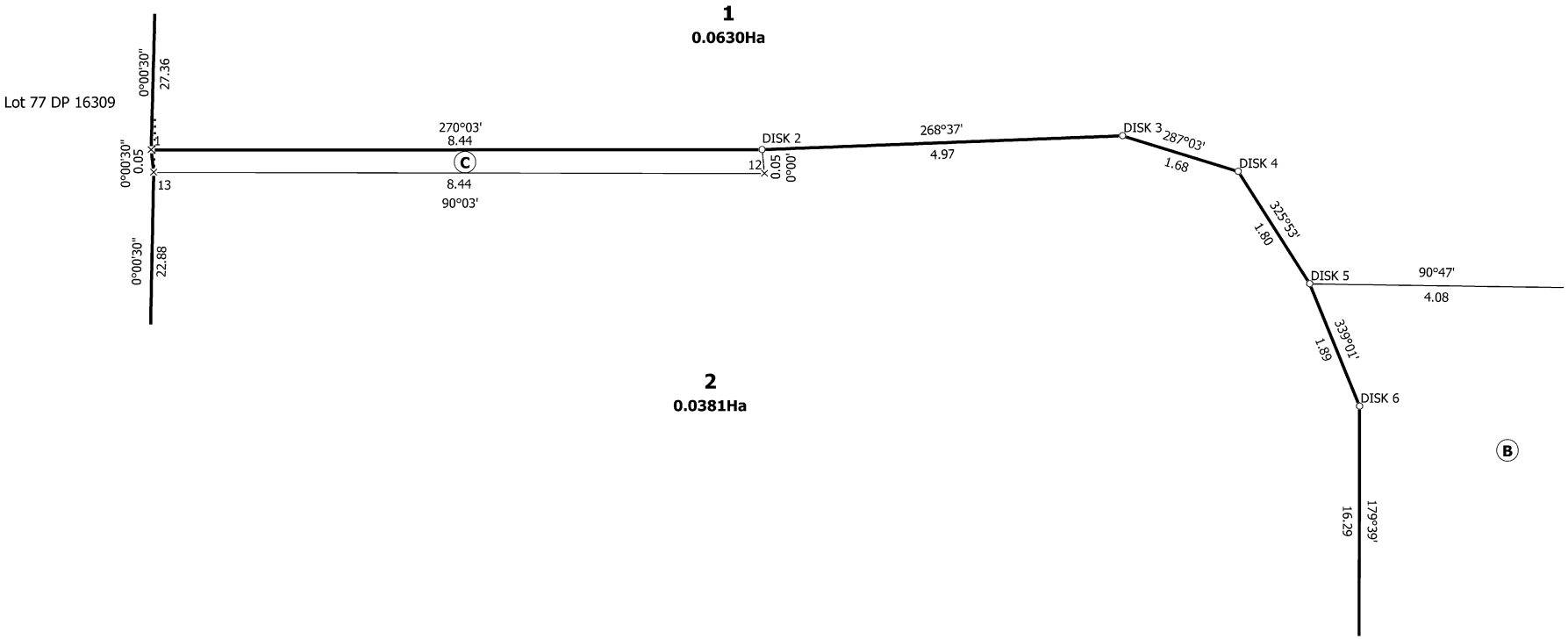
Version: 1, Version Date: 10/12/2024

Diag. AA



T 2/2

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 15 of 15	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua) Date of Survey: 10/08/2023	Record of Survey DP 587477 Deposited on: 20/08/2024

Document Set ID: 21074937
Version: 1, Version Date: 10/12/2024

Title Plan - DP 587477

Survey Number	DP 587477
Surveyor Reference	2159 Slater
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	I Paul Jeffrey Andrews, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 26 Feb 2024 11:01 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		
Status	Deposited		
Land District	South Auckland	**Survey Class**	Class A
Submitted Date	26/02/2024	**Survey Approval Date**	26/02/2024
		Deposit Date	20/08/2024

Territorial Authorities

Rotorua District

Comprised In

RT SA26D/139

RT SA26D/140

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 587477	Easement		
Area B Deposited Plan 587477	Easement		
Height-Limited Area C Deposited Plan 587477	Easement		
Lot 1 Deposited Plan 587477	Fee Simple Title	0.0630 Ha	1114724
Lot 2 Deposited Plan 587477	Fee Simple Title	0.0381 Ha	1114725
Total Area		0.1011 Ha	

Document Set ID: 21074503
Version: 1, Version Date: 10/12/2024

DP 587477

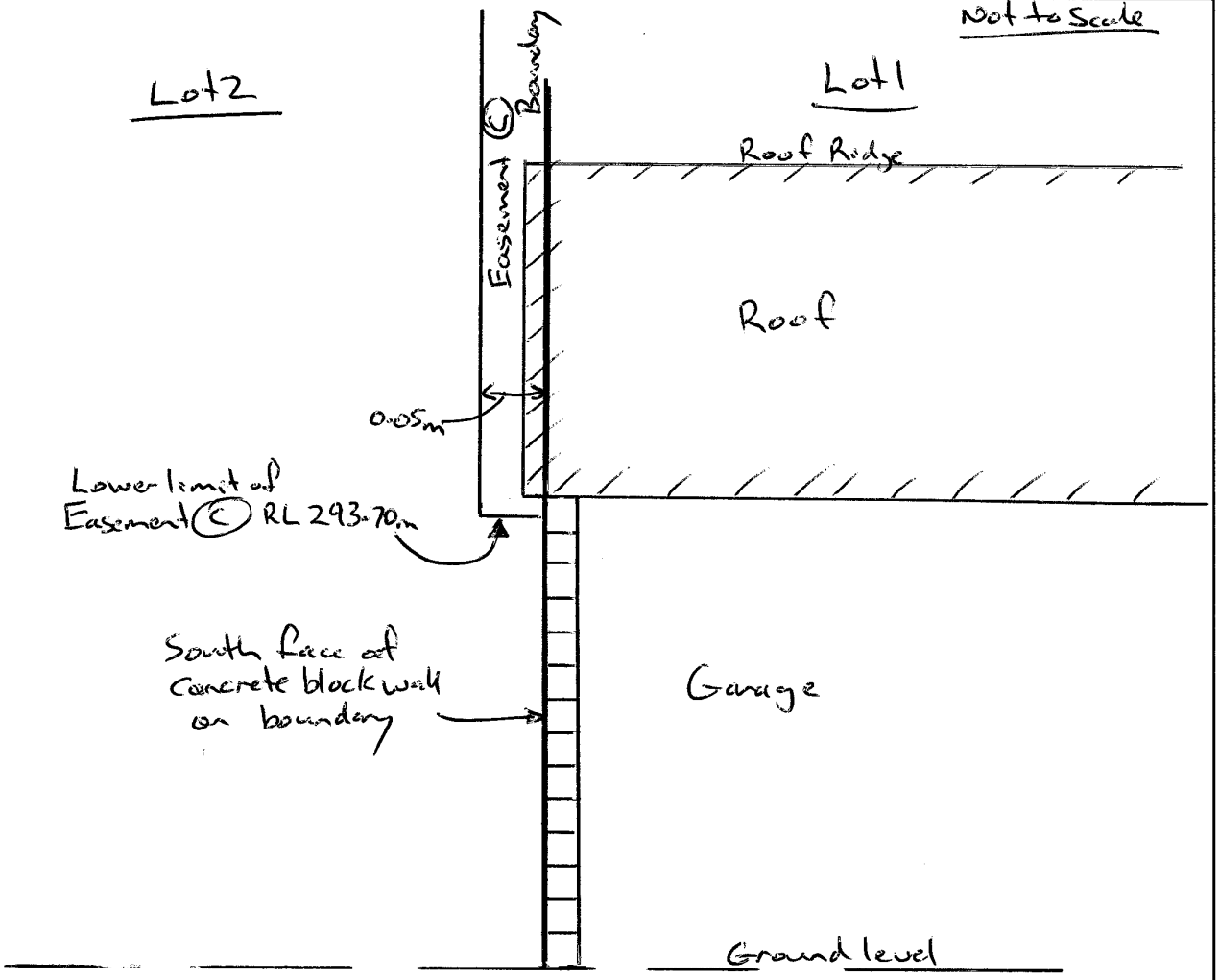
SurveyOne Limited

Ph: 07 357 5883
Mobile: 027 478 6767
Email: paul@surveyone.co.nz
www.surveyone.co.nz

Cross-section of Easement C on
DP587477
43A/43B Robertson St Rotorua

Sheet No. 1 of 1
Job No. 2159
Calculated by PSA
Checked by
Dates July 2023
Refer:

Not to Scale



Levels in terms of Moturiki Datum 1953

Origin of levels: RM4 SO60529(CXUT) RL 288.90

Source: LINZ Geodetic Database 28 July 2023

Document Set ID: 21074503
Version: 1, Version Date: 10/12/2024

SurveyOne

Land Registration District	Plan Number
South Auckland	DP 587477

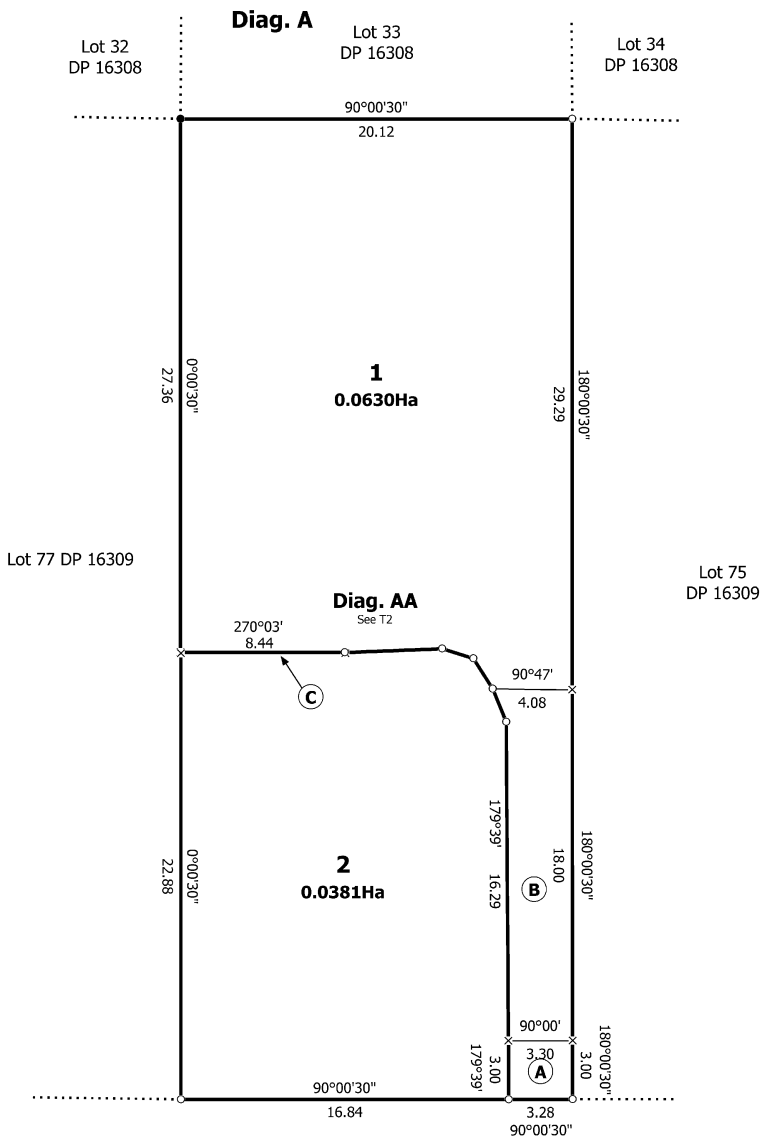
Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Benefited Land** (Dominant Tenement)
Right to Overhang Eave (Lower Height Limit: RL 293.70m Levels in terms of Moturiki Datum 1953. Origin of Levels: RM 4 SO 60529 (CXVT) RL 288.90m. Source LINZ Geodetic Database 28 July 2023)	C	Lot 2 DP 587477	Lot 1 DP 587477
Right to Drain Sewage	B	Lot 1 DP 587477	Lot 2 DP 587477
Right to Convey Electricity Right to Convey Telecommunications Pedestrian Right-of-Way	A B	Lot 1 DP 587477	Lot 2 DP 587477

Memorandum of Easements in Gross			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Grantee**
Right to Drain Sewage	A	Lot 1 DP 587477	Rotorua District Council

Document Set ID: 21074503
Version: 1, Version Date: 10/12/2024



T 1/2

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 4 of 5	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan DP 587477 Deposited on: 20/08/2024

Document Set ID: 21074503
Version: 1, Version Date: 10/12/2024

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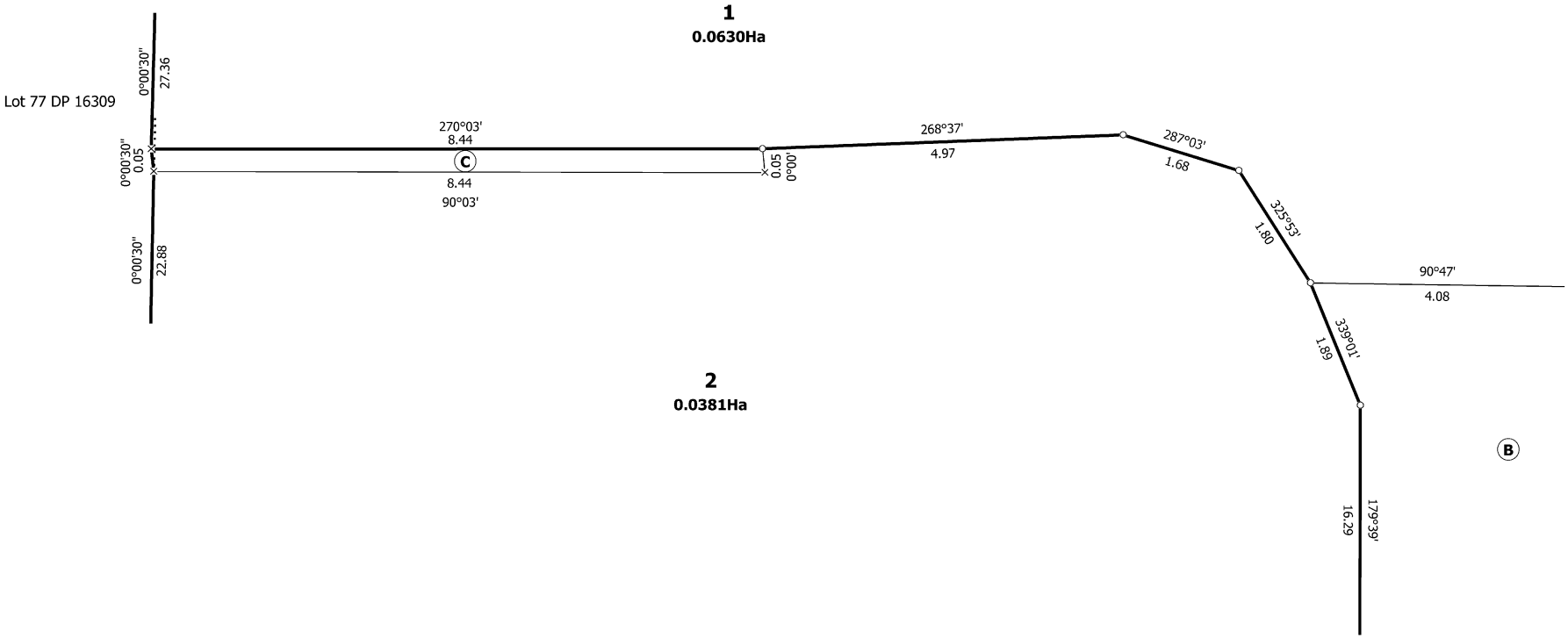

T 2/2

Land District: South Auckland Digitally Generated Plan Generated on: 30/09/2024 06:27am Page 5 of 5	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan DP 587477 Deposited on: 20/08/2024

Document Set ID: 21074503
Version: 1, Version Date: 10/12/2024

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

11 October 2023

Surveyone Limited
22 GRAND VUE ROAD
KAWAHA POINT
ROTORUA 3010

Attn: Paul Andrews

Tēnā koe,

Re: Section 223 and 224 approval

Application number:	SD22-018461.S001
Type of application:	Combined Survey Plan Approval and Compliance Certificate (Combined s223 and s224C)
Applicant:	Mr John R Sandison Mrs Dianne Sandison Dave Slater Associates Limited
Description:	Subdivision Resource Consent - To subdivide 1 into 2 lots converting existing cross lease to freehold titles. - Historic (Ozone)
Site address:	43A Robertson Street Glenholme Rotorua 3010
Legal Description:	Lot 76 DP 16309, Flat 1 DPS 29652, Flat 2 DPS 29652

You will have been advised electronically on 11 October 2023 that certification has been given for the above subdivision pursuant to Section 223 and Section 224(c) of the Resource Management Act 1991.

A copy of the Landonline Territorial Authority Approvals report is enclosed for your records.

Please call us on 07 3518040 if you have any questions, or email us at planning.inbox@rotorualc.nz

Ngā mihi,

Amanda Lory
Business Support Administrator

Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand
☎ +64 7 348 4199 | ✉ info@rotorualc.nz
rotorualakescouncil.nz

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	**TA Reference**	6322145
Survey Number	LT 587477	**Survey Purpose**	LT Subdivision
Surveyor Reference	2159 Slater	**Land District**	South Auckland
Surveyor	Paul Jeffrey Andrews		
Surveyor Firm	SurveyOne Limited (Rotorua)		
Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		

TA Certificates

I hereby certify that plan LT 587477 was approved by the Rotorua District pursuant to section 223 of the Resource Management Act 1991 on the 11th day of October 2023. ☑

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 587477 ☑

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District. Dated this 11th day of October 2023 ☑

Signature

Signed by Jason Timothy Ward, Authorised Officer, on 11/10/2023 10:19 AM

Receipt Information

Transaction Receipt Number	16383211
Signing Certificate (Distinguished Name)	Ward, Jason Timothy
Signing Certificate (Serial Number)	-1869788129
Signature Date	11/10/2023

***** End of Report *****

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Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

Title Plan - LT 587477

Survey Number	LT 587477
Surveyor Reference	2159 Slater
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 76 DP 16309		
Status	Initiated		
Land District	South Auckland	**Survey Class**	Class A
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Rotorua District

Comprised In

RT SA26D/140

RT SA26D/139

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 587477	Easement		
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Height-Limited Area C Deposited Plan 587477	Easement		
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Lot 2 Deposited Plan 587477	Fee Simple Title	0.0381 Ha	1114725
Total Area		0.1011 Ha	

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

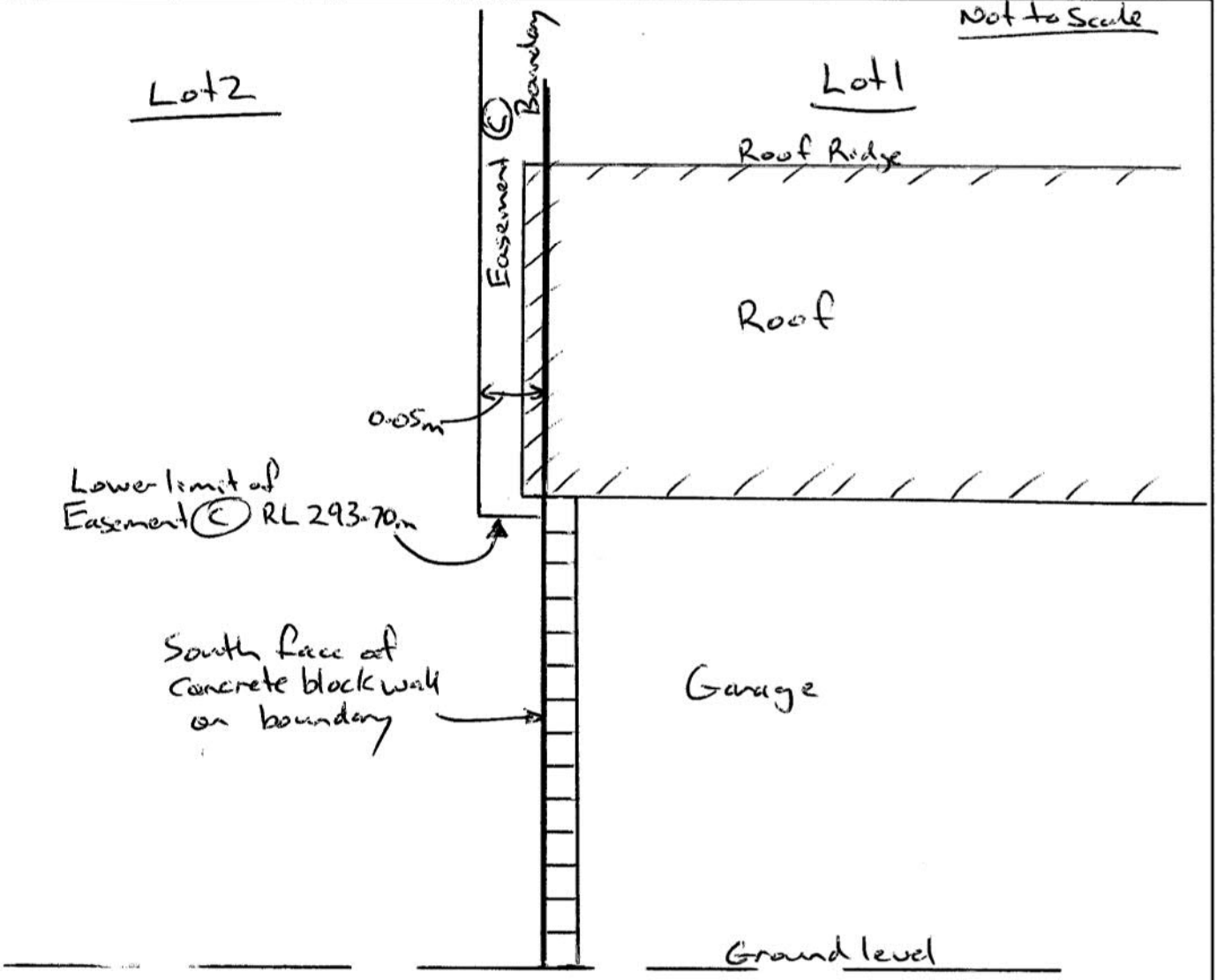
DP 587477

SurveyOne Limited
Ph: 07 357 5883
Mobile: 027 478 6767
Email: paul@surveyone.co.nz
www.surveyone.co.nz

Sheet No. 1 of 1
Job No. 2159
Calculated by PSA
Checked by
Dates July 2023
Refer:

Cross-section of Easement C on DP587477
43A/43B Robertson St Rotorua

Not to Scale



Levels in terms of Moturiki Datum 1953
Origin of levels: RM4 SO60529(CXUT) RL 288.90
Source: LINZ Geodetic Database 28 July 2023

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

SurveyOne Limited

Land Registration District	Plan Number
South Auckland	DP 587477

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Benefited Land** (Dominant Tenement)
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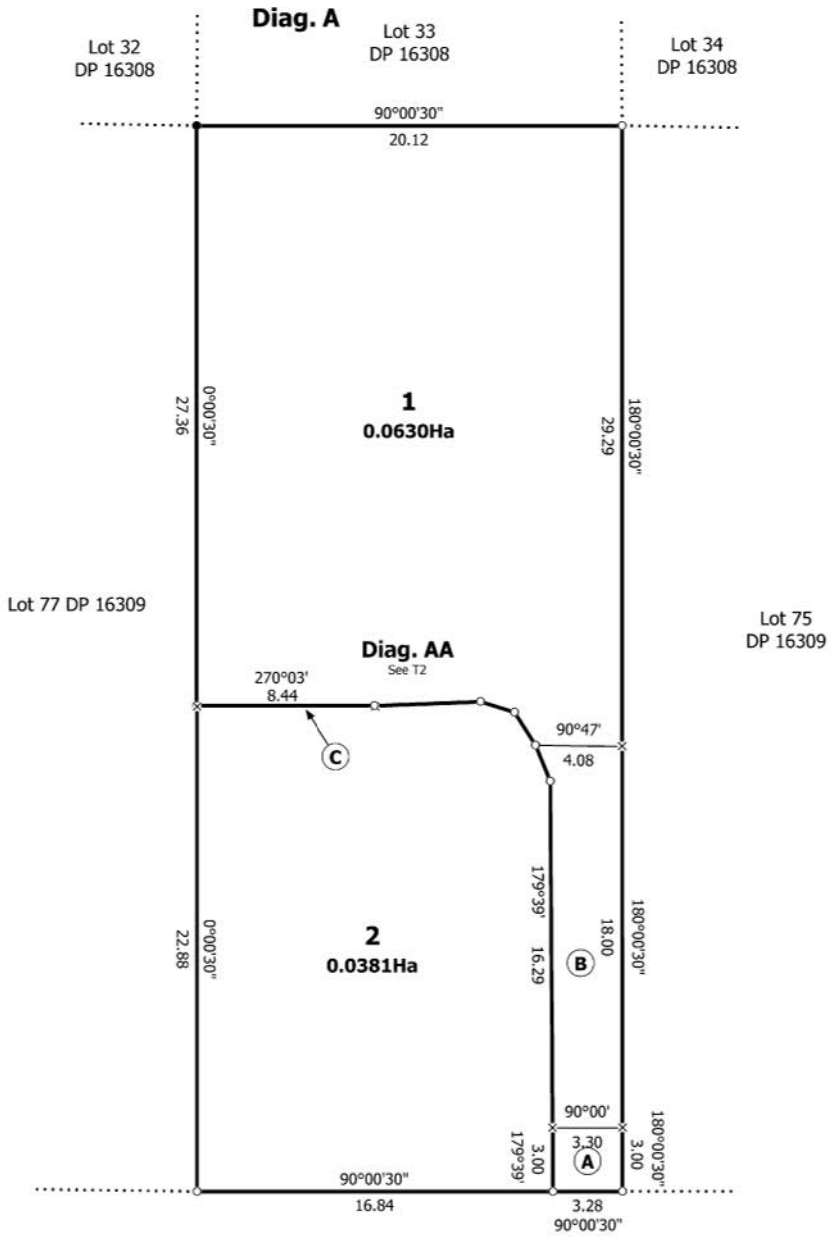
Memorandum of Easements in Gross			
Purpose	**Shown**	**Burdened Land** (Servient Tenement)	**Grantee**
Right to Drain Sewage	A	Lot 1 DP 587477	Rotorua District Council

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

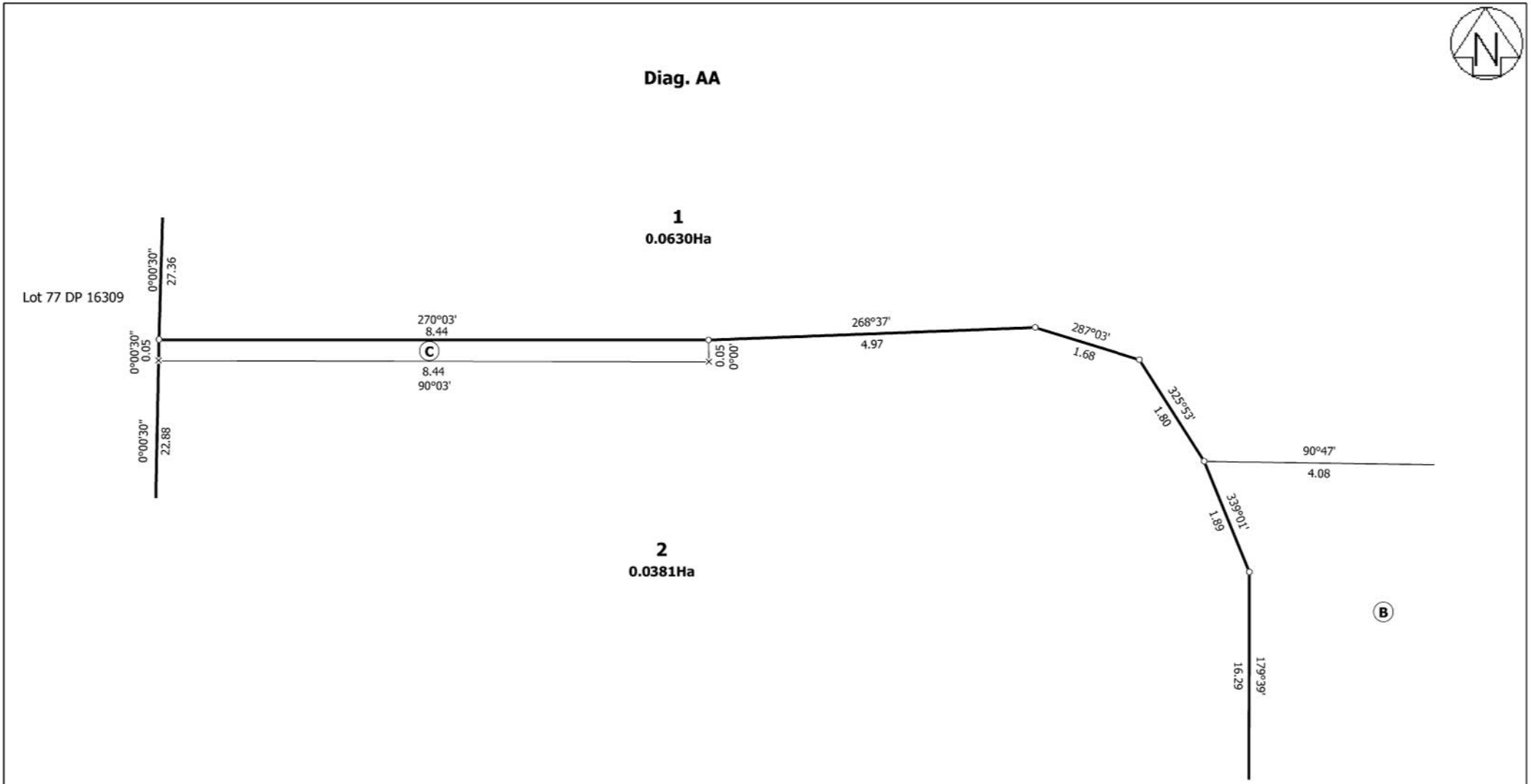


T 1/2

Land District: South Auckland Digitally Generated Plan Generated on: 11/08/2023 09:51am Page 4 of 5	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan LT 587477 DRAFT

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

Diag. AA



T 2/2

Land District: South Auckland Digitally Generated Plan Generated on: 11/08/2023 09:51am Page 5 of 5	Lots 1 and 2 being a subdivision of Lot 76 DP 16309	Surveyor: Paul Jeffrey Andrews Firm: SurveyOne Limited (Rotorua)	Title Plan LT 587477 DRAFT

Document Set ID: 20008080
Version: 1, Version Date: 11/10/2023

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Puka Whitu: He Tohu Herenga Hanga Whare
Form 7: Code Compliance Certificate

Issued under the authority of Section 95 of the Building Act 2004

Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P: +64 7 348 4199 | **F**: +64 7 346 3143 | **E**: info@rotorualc.nz | **W**: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council

Date issued: 13 July 2023

Building Consent: BC84601

Code Compliance Certificate

Building details

Property ID:	
Street address:	43A Robertson Street Glenholme Rotorua 3010
Valuation number:	06512 283 00 A
Legal description:	Flat 1 DPS 29652 On Lot 76 DP 16309 -Having 1/2 Int In 1011 Sq Metres
Building name:	N/A
Current lawfully established use:	Housing: Detached dwellings
Description of work:	SEPARATE EXISTING WASTEWATER SERVICES
Year first constructed:	2023

Owner details

Name:	Dave Slater Associates Limited
Address:	43A Robertson Street Glenholme Rotorua 3010

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

Name:	Dave Slater Associates Limited
Address:	43A Robertson Street Glenholme Rotorua 3010
Email address:	dage@outlook.co.nz

Building Work details

Building consent number:	BC84601
Issued by	Rotorua Lakes Council

Code Compliance

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

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

Signed on behalf of Rotorua Lakes Council on 13 July 2023:

Darrell Holder
Kaihautu Whakawhanake Whare - Manager, Building Services

RDC-238964

LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

ROTORUA LAKES COUNCIL

GREAT LAKE TAUPŌ Taupō District Council

Ōpōtiki District Council STRONG COMMUNITY STRONG FUTURE

Tauranga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

RECEIVED
7 JUL 2023
B.C. NO 84601

BC # 84601

THE BUILDING CONSENT

Building consent number: # 84601

Issued by [*name of building consent authority that granted building consent*]: Rotorua Lakes Council

THE OWNER

Name of owner [*include preferred form of address, eg, Mr, Miss, Dr, if an individual*]:

DAVE SLATER ASSOCIATES LTD

Contact person [*if the applicant is not an individual*]:

Mailing address: ~~[illegible]~~ 43A ROBERTSON ST GLENHOLME STREET

Street address/registered office:

Phone number: Landline: Mobile: 0274756985

Daytime: After hours:

Facsimile number: doge

Email address: dhaigh@outlook.com2 Website [if applicable]:

The following evidence of ownership is attached to this application [*copy of record of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building*]:

AGENT

[*Only complete this section if the application is being made on behalf of the owner*]

Name of agent: ANDERSEN CIVIL & DRAINAGE

Contact person [*if the agent is not an individual*]: ~~[illegible]~~

Mailing address: PO BOX 10054 ROTORUA

Street address/registered office: 17 ALLEN MILLS RD

Phone number: Landline: Mobile: ~~[illegible]~~ 027 550 1157

Daytime: After hours:

Facsimile number:

Email address: Website [*if applicable*]:

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

AGENT

First point of contact for communications with the council/building consent authority [*state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand*]:

AGENT

RECEIVED
7 JUL 2023
B.C. NO 84601

APPLICATION

All building work to be carried out under the above building consent was completed on *[insert date]*: 06/07/23

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
		NIL	

The personnel who carried out building work other than restricted building work are as follows:
[*List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers*]

~~LEE ANDERSEN~~ Lee ANDERSEN 27175/27/81

Note: *continue on another page if necessary*

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:
[list specified systems]

NIL

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 *[delete one]*:

Name of person signing: Lee ANDERSEN
Date: 06/07/23

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

ROTORUA LAKES COUNCIL

Building Consent Authority Inspection Summary Sheet

Ref: IF 02
Ver: 10
Issued: 11 May 2020
Doc No: IT-639923
Page 1 of 2

BC

BUILDING CONSENT NO.	# 84601	DATE ISSUED:	17/04/2023
DESCRIPTION OF WORK:	Separate existing wastewater services		
SITE ADDRESS:	43A Robertson Street		
OWNER: Dave Slater Associates EMAIL: dage@outlook.co.nz PH: 0274756985		AGENT: Andersen Civil & Drainage EMAIL: lucas@andersendrainage.co.nz PH: 0274917587	
Building Category:	R1	CCC Decision Date:	

Function	Allowance	Used	Difference X rate	$ Adjustment
Time recorded			x =	
Inspection # x travel	x =	x =	x $3 =	
CCC review (hours)	FIXED		x =	
Total Credit Charge				

P = PASS **F = FAIL**

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
6.7.23.	2.00 - 2.30	30	BK -	SANITARY DRAIN FINAL.	P
				RECEIVED - AS BUILT PLAN - FORM 6.	
			BK	COMPLETED MINOR CCC. IN ONE COUNCIL.	

Document Set ID: 19917691
Version: 1, Version Date: 26/07/2023

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F

Building Consent No: 84601
Section 51, Building Act 2004
Issued: 17 Apr 2023

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

Owner
DAVE SLATER ASSOCIATES LIMITED
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652

First point of contact for communication with the building consent authority:
ANDERSEN CIVIL & DRAINAGE LIMITED
C/O CJ & AJ ANDERSEN
PO BOX 10054
ROTORUA MAIL CENTRE
ROTORUA 3046
accounts@andersendrainage.co.nz

Building Work

The following building work is authorised by this consent:

Project is for:	SEPARATE EXISTING WASTEWATER SERVICES
Intended Use:	DWELLING (DETACHED)
Intended Life:	Indefinite but not less than 50 years

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.

All building work associated with this building consent must comply with the NZ Building Code.

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY
Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

Document Set ID: 19917691
Version: 1, Version Date: 26/07/2023

COMBINED INSPECTIONS

Please note that some of the inspections below have been grouped together for your convenience and to reduce costs.

Please ensure that when booking any of the grouped inspections you communicate this with Council so we can allocate sufficient time on site:

Group 1: Sanitary & Stormwater Drainage & Final Inspection

SANITARY AND STORMWATER DRAINAGE 6.7.23

Sanitary drains are to be completed and under test.

Stormwater drains and on-site soakage must be visible to establish compliance with the approved documents. Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an "as built plan" will be required.

FINAL 6.7.23

Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

IMPORTANT ENDORSEMENTS

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.

AS BUILT DRAINAGE PLAN Received 6-7-23

As- built drainage plan to be supplied by contractor on completion of work

PLUMBING AND DRAINAGE Lee Anderson # 27.75

Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

COMPLETION OF WORK Received 6.7.23

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

ENGINEERING

WASTEWATER - NEW CONNECTION REQUIRED

The proposed building is located on land which Council has identified as being within the area serviced by the reticulated wastewater network. A wastewater connection application form (available on the Council website) shall be submitted to Council for approval prior to engaging an approved contractor to install the connection. Note all costs are payable by the applicant. Please include with your application form the engineering plans showing profiles of the ground and sewer levels and if required written permission from any adjoining owners of land through which the connection must pass.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

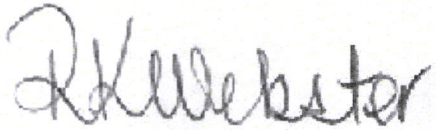
Document Set ID: 19917691
Version: 1, Version Date: 26/07/2023

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Reine Webster Position: Business Support Administrator, Planning & Development Solutions

Signed:  Date: 17 April 2023

Document Set ID: 19917691
Version: 1, Version Date: 26/07/2023

ROTORUA LAKES COUNCIL	**Inspection Checklist: Sanitary & Storm Water Drainage**	Ref: IC 14 Ver: 10 Issued: 1 October 2020 Doc No: IT-639953 Page 1 of 2

BC No: 84601	**Contact on site** *(Name, licence no. – RBW, company & position)* LEE ANDERSON (DRAINLAYER)
Date: 6-7-23	
Inspector: B.K.	**Area of work inspected:** SANITARY DRAIN.

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*

FINAL INSPECTION.
- FORM 6 PROVIDED.
- WORK COMPLETED IN ACCORDANCE WITH B.C.

If Inspection Result = PASS then date and sign below	**Date** 6.7.23	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Health and Safety				**Comments (reasons for decisions)**
H&S assessment undertaken for entering the site and/ or consideration to inspect building work	(P)	F	N/A	Hazard Board read and obtained the appropriate PPE (Tripping/Falling Hazard) Overhead Workers/Cranes (Debris) Lack of visibility Machinery Asbestos *Circle as appropriate*
Building Consent				**Comments (reasons for decisions)**
Approved Consent documents on site	(P)	F	N/A	ON-SITE
Previous comments/ instructions – PIM/BC conditions and endorsements	(P)	F	N/A	READ
Confirm drainlayers details are correct (*current license*)	(P)	F	N/A	Name LEE ANDERSON License No 27.795
System				**Comments (reasons for decisions)**
G 13 or AS 3500 (*record which one*)	(P)	F	N/A	[redacted] G13
Sanitary Sewer G13,B2				**Comments (reasons for decisions)**
Correct lateral is being connected to?	(P)	F	N/A	(Council Invert) Onsite conventional effluent disposal Advanced Onsite Effluent system SED *Circle as appropriate*
Pipe size and gradient	(P)	F	N/A	100 Ø 1:60
Primer and glue on all joints	(P)	F	N/A	PRIMER.
Bedding material	(P)	F	N/A	PUMICE

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Correct fittings, junctions and bends	P	F	N/A	CORRECT
Terminal Vent location / size	P	F	N/A	EXISTING
Back vent location / size	P	F	N/A	N/A
Drain is to sufficient depth	P	F	N/A	> 600
Drains are on test and holding	P	F	N/A	Water Air *Circle as appropriate*
The ORG is 150mm below lowest fixture overflow level and 75 mm above finished ground levels	P	F	N/A	EXISTING
On Site Effluent Disposal G13,B2				**Comments (reasons for decisions)**
What soil type is the effluent drain laid in?(*check against design*)	P	F	N/A	
Size of septic tank	P	F	N/A	
Effluent trench length or drip line length *(NZS 1547-max length of 20m for conventional –may be exceeded providing it is laid horizontal)*	P	F	N/A	
Trench construction (*combined, separate, type of metal, infiltration cloth etc)*	P	F	N/A	
Is a filter installed?	P	F	N/A	
Has a distribution box been installed / required?	P	F	N/A	
Grease Traps G13,B2				**Comments (reasons for decisions)**
Inspection by Pollution Control completed	P	F	N/A	
Size of tank as per consent	P	F	N/A	
Venting installed as per consent	P	F	N/A	
Test chamber correct	P	F	N/A	
No water traps fitted upstream of grease trap	P	F	N/A	
Stormwater E1,B2 AS3500:3				**Comments (reasons for decisions)**
Pipe size and gradient	P	F	N/A	N/A ON BC
Pipe is glued and primer used	P	F	N/A	
Bedding material	P	F	N/A	
Correct fittings / bends are used	P	F	N/A	
Soak holes are used, diameter and depth	P	F	N/A	
Correct lateral is being connected too	P	F	N/A	Council Invert Water Tank Onsite disposal Soak holes SED Drainage field *Circle as appropriate*
Other means of disposal accepted	P	F	N/A	
Consideration for drainage from hardstand areas *(discuss formation of cess pit)*	P	F	N/A	
Documentation				**Comments (reasons for decisions)**
As laid drainage plans received?	P	F	N/A	PROVIDED
Commissioning statement for advanced systems	P	F	N/A	N/A
Form 6 received (*for stand alone consents)*	P	F	N/A	RECEIVED

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ROTORUA LAKES COUNCIL

Private Bag 3029
Rotorua Mail Centre
Rotorua 3046

BUILDING UNIT
AS BUILT DRAINAGE PLAN

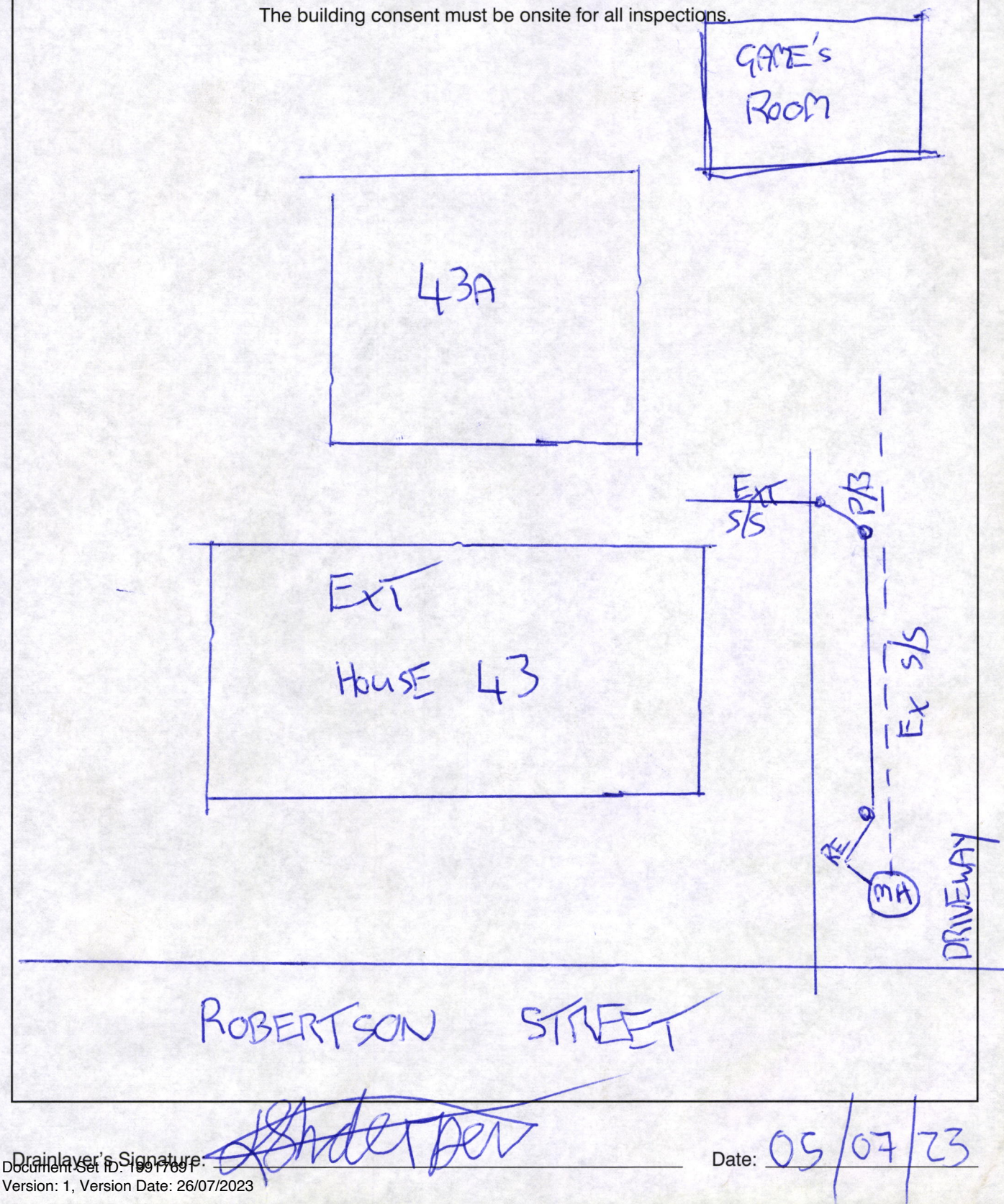
Inspection Booking Phone 07 349 5646 SUBDIVISION 43 A & B

Street: ROBERTSON No: 43
Lot: FLAT 1 DPS: 29652
Owner: DAVE SLATER
Drainlayer: LEE ANDERSEN
Inspector: BR
Reg No: 27181 / 27175
Date of Inspection: ~~07/07/23~~ 06/07/23
Consent No: 84601

RECEIVED
7 JUL 2023
B.C. NO 84601

DRAINLAYER PLEASE FILL IN ALL DETAILS

The building consent must be onsite for all inspections.



Drainlayer's Signature: LAndersen Date: 05/07/23

Document Set ID: 19917691
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ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

13 July 2023

BUILDING CONSENT REVIEW FORM

Building consent no:	BC23-084601.S01
Building address:	43A ROBERTSON STREET GLENHOLME

Planning *(Only complete where planning approval is required)*

Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand

+64 7 348 4199 | info@rotorualc.nz

rotorualakescouncil.nz

Document Set ID: 19900604
Version: 1, Version Date: 13/07/2023

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

13 July 2023

Dave Slater Associates Limited
43A Robertson Street
Glenholme
Rotorua 3010

Tēnā koe,

Re: Code Compliance Certificate

Building consent application no.:	BC84601
Address:	43A ROBERTSON STREET GLENHOLME

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Please call us on 07 349 5646 if you have any questions, or email us at buildingadmin@rotorualc.nz.

Ngā mihi,

Darrell Holder
Kaihautu Whakawhanake Whare - Manager, Building Services

Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand
+64 7 348 4199 | info@rotorualc.nz
rotorualakescouncil.nz

Document Set ID: 19900594
Version: 1, Version Date: 13/07/2023

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Puka Whitu: He Tohu Herenga Hanga Whare
Form 7: Code Compliance Certificate

Issued under the authority of Section 95 of the Building Act 2004

Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046
P: +64 7 348 4199 | **F**: +64 7 346 3143 | **E**: info@rotorualc.nz | **W**: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council

Date issued: 13 July 2023

Building Consent: BC84601

Code Compliance Certificate

Building details

Property ID:	
Street address:	43A Robertson Street Glenholme Rotorua 3010
Valuation number:	06512 283 00 A
Legal description:	Flat 1 DPS 29652 On Lot 76 DP 16309 -Having 1/2 Int In 1011 Sq Metres
Building name:	N/A
Current lawfully established use:	Housing: Detached dwellings
Description of work:	SEPARATE EXISTING WASTEWATER SERVICES
Year first constructed:	2023

Owner details

Name:	Dave Slater Associates Limited
Address:	43A Robertson Street Glenholme Rotorua 3010

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

Name:	Dave Slater Associates Limited
Address:	43A Robertson Street Glenholme Rotorua 3010
Email address:	dage@outlook.co.nz

Building Work details

Building consent number:	BC84601
Issued by	Rotorua Lakes Council

Code Compliance

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

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

Signed on behalf of Rotorua Lakes Council on 13 July 2023:

Darrell Holder
Kaihautu Whakawhanake Whare - Manager, Building Services

Document Set ID: 19900593
Version: 1, Version Date: 13/07/2023

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

10 July 2023

Andersen Civil & Drainage Limited
PO BOX 10054
ROTORUA MAIL CENTRE
ROTORUA 3046

Tēnā koe,

Re: Lodgement Acknowledgement

Application number:	BC23-084601.S01
Site Location:	43A ROBERTSON STREET GLENHOLME
Description:	

Your application has been received successfully. One of our officers will be assigned to process it as soon as possible.

If your application requires vetting, this will take 2 working days. After this timeframe, your application will be processed in the following 20 working days.

We will contact you if any further information is required. Please be aware that any requests for further information will impact the decision date for your application.

Please call us on 07 349 5646 if you have any questions, or email us at buildingadmin@rotorualc.nz.

Ngā mihi,

Building Services Team

Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand
+64 7 348 4199 | info@rotorualc.nz
rotorualakescouncil.nz

Document Set ID: 19881185
Version: 1, Version Date: 10/07/2023

17 April 2023

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

DAVE SLATER ASSOCIATES LIMITED
C/- ANDERSEN CIVIL & DRAINAGE LIMITED
C/O CJ & AJ ANDERSEN
PO BOX 10054
ROTORUA MAIL CENTRE
ROTORUA 3046

File Ref: P02059
Building Consent No: 84601

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 43A ROBERTSON STREET

Please find enclosed your Building Consent and its relevant Plans and Specifications.
You should take time to read the Conditions that are attached to your Building Consent.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required) and have satisfied all the Conditions set out in this document, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been identified and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 72 hours' notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the relevant checklist from the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Opteon Technologies Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 84601 when making any inspection bookings." The direct dial number for inspections is 07 349 5646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

Darrell Holder
Manager, Building Services

Document Set ID: 12527601
Version: 1, Version Date: 17/04/2023

Building Consent No: 84601
Section 51, Building Act 2004
Issued: 17 Apr 2023

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

Owner
DAVE SLATER ASSOCIATES LIMITED
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652

First point of contact for communication with the building consent authority:
ANDERSEN CIVIL & DRAINAGE LIMITED
C/O CJ & AJ ANDERSEN
PO BOX 10054
ROTORUA MAIL CENTRE
ROTORUA 3046
accounts@andersendrainage.co.nz

Building Work

The following building work is authorised by this consent:

Project is for:	SEPARATE EXISTING WASTEWATER SERVICES
Intended Use:	DWELLING (DETACHED)
Intended Life:	Indefinite but not less than 50 years

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.

All building work associated with this building consent must comply with the NZ Building Code.

This Building Consent is subject to the following conditions:

Phone 07 349 5646 to book inspections.

INSPECTIONS BY BUILDING CONSENT AUTHORITY
Authorisation under Section 90 of the Building Act 2004 to undertake the following inspections.

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Version: 1, Version Date: 17/04/2023

COMBINED INSPECTIONS
Please note that some of the inspections below have been grouped together for your convenience and to reduce costs.

Please ensure that when booking any of the grouped inspections you communicate this with Council so we can allocate sufficient time on site:

Group 1: Sanitary & Stormwater Drainage & Final Inspection

SANITARY AND STORMWATER DRAINAGE
Sanitary drains are to be completed and under test.
Stormwater drains and on-site soakage must be visible to establish compliance with the approved documents. Backfilling of drains is not allowed until after Council has inspected the drains and approval has been given by the building inspector. Where any drains have been laid not in accordance with the approved plan then an "as built plan" will be required.

FINAL
Ensure that all building work has been completed in accordance with the Building Consent and all certificates from appropriate parties have been obtained.

IMPORTANT ENDORSEMENTS

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.

AS BUILT DRAINAGE PLAN
As- built drainage plan to be supplied by contractor on completion of work

PLUMBING AND DRAINAGE
Plumbing and drainage work to be carried out by licensed tradesperson only. Plumber/Drainlayer is required to be on site for any plumbing and drainlaying inspections.

COMPLETION OF WORK
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

COMPLIANCE SCHEDULE

A Compliance Schedule is not required for the building.

ENGINEERING

WASTEWATER - NEW CONNECTION REQUIRED
The proposed building is located on land which Council has identified as being within the area serviced by the reticulated wastewater network. A wastewater connection application form (available on the Council website) shall be submitted to Council for approval prior to engaging an approved contractor to install the connection. Note all costs are payable by the applicant. Please include with your application form the engineering plans showing profiles of the ground and sewer levels and if required written permission from any adjoining owners of land through which the connection must pass.

ADDITIONAL FEES

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

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Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Reine Webster Position: Business Support Administrator, Planning & Development Solutions

Signed: Date: 17 April 2023

Document Set ID: 12527601
Version: 1, Version Date: 17/04/2023

Processor Name: N Mullen	**Building Consent No.: 84601 RDC-1381052**			
Building Act				**Reason for decision/compliance path**
Owners approval for BC *ensure that any private or confidentialinformation is blanked out or removed*	**P**	**F**	**N/A**	Signed letter of approval received, no confidential information identified.
PIM issued? (*subject to conditions*)	**P**	**F**	**N/A**	No PIM applied for BC only.
Sec 26-28 Warnings and bans	**P**	**F**	**N/A**	MBIE website checked, Foil insulation & loop bards remain only W&B in place, neither in use on this BC
Sec 67 - Is the building consent subject to a waiver or modification? *Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.*	**P**	**F**	**N/A**	Form 2 checked, no waiver applied for.
Sec 75 - Is the building constructed on 2 or more allotments?*Condition BC, notify appropriate authority for lodgement on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.*	**P**	**F**	**N/A**	Sec 75 does not apply, constructed on 1 lot only.
Sec 112 – Alteration to existing building *Cannot reduce compliance with code – record additional considerations at rear of checklist if necessary*	**P**	**F**	**N/A**	Sec 112 does not apply, application to spit WW line only. To change to existing dwellings.
Sec 112 (2) *Where work wouldn't proceed if compliance with the code was required – the ability to grant is possible where improvement to attributes that relate to MOE from fire and access and facilities for the disabled outweigh any non compliance with the relevant provisions of the code*	**P**	**F**	**N/A**	Sec 112(2) does not apply.
Sec 363 COPU required as part of the building consent? • Means of escape • Accessibility • Construction and demolition hazards • Specified systems	**P**	**F**	**N/A**	Sec 363 does not apply, residential only, no CPU required.
Check council records • Pre-approval records • Land features (consent notices/hazards) • Previous plans against those submitted *(unlawful work in existing building)* • Live complaints in system (Ozone)	**P**	**F**	**N/A**	Council records checked, No pre approval issues, Only land feature relates to this BC for change from cross lease to free hold. Previous plans for P&D match provided existing plans, no unlawful work identified. No live complaints in ozone
Site plan mirrors that of C.T. and location of existing building similar to G.V?	**P**	**F**	**N/A**	Site plan, CT & GV all match.
B2 - Durability				**Reason for decision/compliance path**
Durability of products	**P**	**F**	**N/A**	uPVC piping & manhole to manufacturers specs
E1 – Surface Water				**Reason for decision/compliance path**
Run off and sediment control during construction	**P**	**F**	**N/A**	No change to E1 proposed with BC application
Stormwater drainage • Correct lateral • Pipe size • Gradient • Junctions • Cover	**P**	**F**	**N/A**	No change to existing SW system
Soakholes (*50m of roof/ paved area per soak hole – guidance – min 900dia x 1200mm deep or SED for poor draining areas).*	**P**	**F**	**N/A**	No new soakholes proposed
Soak holes, soakage fields & drainage trenches clear of structures and or slopes on site	**P**	**F**	**N/A**	No new soakholes proposed

Sump details (*E1 surface water control for hardstand areas*)?	P	F	N/A	No change to hardstand area. Existing to reinstated after new WW line laid.
Drainage behind retaining walls *(outfall)*	P	F	N/A	No retaining wall included on plans
Stormwater concentrated by buildings or site works disposed of so as to not to cause nuisance to other property as a result of a 10% AEP event.	P	F	N/A	Sediment control plan provided on plans for potential stormwater nuisance. Minimal ground works for new WW pipe line on driveway only
Specific Design – • Elements • Supporting documents • PS1 • Construction monitoring • PS author acceptance	P	F	N/A	No SED for E1 proposed.
G9 – Electricity				**Reason for decision/compliance path**
Compliance path – grinder pumps	P	F	N/A	No grinder pump included on plans, G9 does not apply
Sanitary Drainage G13				**Reason for decision/compliance path**
Specific installation Std noted	P	F	N/A	AS/NZS 3500.2
Waste pipe size / gradients	P	F	N/A	No change to existing waste pipe sizes
Waste pipe length / venting (*stacks, multi fixtures to discharge pipe*)	P	F	N/A	No change to existing waste pipe sizes
Correct lateral and depth to allow gravity feed	P	F	N/A	No change to existing lateral & depth
Drainage pipe size / gradients	P	F	N/A	New 100mm drainage pipe to match existing & complies with G13/AS2 table 2
Drainage pipe length / ventilation	P	F	N/A	No change to existing pipe lengths or ventilation requirements
Overflow relief gully (ORG)	P	F	N/A	No change to existing ORGs
Access/ inspection/ rodding points or chambers (*entering or exiting under slab*)	P	F	N/A	New a/p & i/p etc shown on plans. New manhole being installed to replace existing and accommodate new pipes.
Correct coverage to drains	P	F	N/A	Coverage details to Fig 7 G13/AS2
Drainage trench clear of foundations and away from slopes	P	F	N/A	No change to existing drainage trench by foundations, continues to comply.
Gullies being charged (ORG & FWG) *(FWG must be charged by a fixture within the same room)*	P	F	N/A	No change to existing gullies, continue to comply
G13 – Foul Water – On site disposal (new or removed)				**Reason for decision/compliance path**
Methodology provided for the decommissioning of existing septic tank, emptying & backfilling.	P	F	N/A	No onsite disposal proposed.
Type of system (approved advanced, conventional septic tank, pump system etc.)	P	F	N/A	No onsite disposal proposed.
Site plan with contours and any water course	P	F	N/A	No onsite disposal proposed.
Main and reserve field dimensions and location (limitations on length of field)	P	F	N/A	No onsite disposal proposed.
Location of test holes and cross section of soil at these locations – correct soil definition	P	F	N/A	No onsite disposal proposed.
Design calculations assessed including • Number of rooms • Occupancy load • Total trench length • Septic tank size where applicable • Ground water depth	P	F	N/A	No onsite disposal proposed.
Sizes of effluent drain pipes & formation *(slotted)*	P	F	N/A	No onsite disposal proposed.

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Effluent drains *(limitations on length of field and must be laid level)*	**P**	**F**	**N/A**	No onsite disposal proposed.
Cross section of effluent trench/mound	**P**	**F**	**N/A**	No onsite disposal proposed.
Protection of effluent field *(fenced off from stock)*	**P**	**F**	**N/A**	No onsite disposal proposed.
Has Regional Council approval been granted for onsite disposal?	**P**	**F**	**N/A**	No onsite disposal proposed.
Specific design or to AS/NZS 1547 (either way check if compliant with regional plan?)	**P**	**F**	**N/A**	No onsite disposal proposed.
Specific engineering design • Elements • Supporting documents • PS1 • Construction monitoring • PS author acceptance	**P**	**F**	**N/A**	No onsite disposal proposed.
G14 – Industrial Liquid Waste				**Reason for decision/compliance path**
Industrial waste containing • Organic compounds • Metals & cyanides • Other chemical waste	**P**	**F**	**N/A**	G14 does not apply to BC application
Assess against G14/VM1	**P**	**F**	**N/A**	G14 does not apply to BC application
Assess against G14/AS1	**P**	**F**	**N/A**	G14 does not apply to BC application
Specific engineering design • Elements • Supporting documents • PS1 • Construction monitoring • PS author acceptance	**P**	**F**	**N/A**	G14 does not apply to BC application

P = Pass = Compliance with the Building Code
F = Fail = Non-compliance with the Building Code – further information required
N/A = Not Applicable

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

Alternative Solutions, Change of use, ANARP, Section 112 - Reasons for Decisions continued and or other considerations

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

Document Set ID: 12526393
Version: 3, Version Date: 17/04/2023

RDC-546239

Building Consent Review Form

Add commentary where necessary and save content on completion of input

BC Number: *Click here to enter building consent number*

Planning *(Only complete where planning approval is required)*
Processor, *Click here to record your name* assessed application on *Click to enter date*
1: **Planning consent is required for this project** **Yes** ☐
If yes why: *(this information will be transferred to the section 37 notice where planning consent is required)* ***Always contact the applicant and relay this information.***
2: Clarification sought and noted: (do not Include in building consent document) **Yes** ☐
2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)
Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

External Geotechnical Review *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, *Click here to record your name* assessed application on *Click to enter date*

1: Additional information required: **Yes** ☐

The following information is sought in support of the building consent applications.

Please provide:

Engineering *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, Samuel Arnet assessed application on 29/03/2023

1: Additional information required: **Yes** ☐

The following information is sought in support of the building consent applications.

Please provide:

2: Advice Note: (Include in building consent document) **Yes** ☑

To be completed sparingly when information is relevant to project such as the need to construct a compliant crossing, RCAR etc.

WASTEWATER - NEW CONNECTION REQUIRED

The proposed building is located on land which Council has identified as being within the area serviced by the reticulated wastewater network. A wastewater connection application form (available on the Council website) shall be submitted to Council for approval prior to engaging an approved contractor to install the connection. Note all costs are payable by the applicant. Please include with your application form the engineering plans showing profiles of the ground and sewer levels and if required written permission from any adjoining owners of land through which the connection must pass.

2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

Development Contribution

Processor, Samuel Arnet assessed application on 29/03/2023	
1: Development Contribution Applies?	**Yes** ☐
Dollar value of DC = $ NO DC required	
2: Development Contribution Paid?	**Yes** ☐
Processor, *Click here to record your name* confirmed payment made on *Click to enter date*	

Pollution Control *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, *Click here to record your name* assessed application on *Click to enter date*	
1: Additional information required:	**Yes** ☐
The following information is sought in support of the building consent applications. Please provide:	
2: Advice Note: (Include in building consent document)	**Yes** ☐
To be completed sparingly when information is relevant to project such as the need to manage storm-water run-off from the site etc.	
2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)	

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

Geothermal *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*
Processor, *Click here to enter your name* assessed the application on *Click to enter date*
1: Additional information required: **Yes** ☐
The following information is sought in support of the building consent applications. Please provide:
2: Additional authority required: **Yes** ☐
The following authorisation is necessary to undertake the proposed activity. ***Contact the applicant directly where there is additional authority required.*** Please provide:
2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)
Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

Licensing *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, *Click here to enter your name* assessed the application on *Click to enter date*

1: Additional information required: **Yes** ☐

The following information is sought in support of the building consent applications.

Please provide:

Health

Liquor

2: Additional authority required: **Yes** ☐

The following authorisation is necessary to undertake the proposed activity.
Contact the applicant directly where there is additional authority required.

Please provide:

Health

Liquor

2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)

Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

Sport and Recreation *(Only complete where an RFI is necessary to seek clarification or where design alterations are required affecting the proposed building work)*

Processor, *Click here to enter your name* assessed application on Click to enter date

1: Additional information required: **Yes** ☐

The following information is sought in support of the building consent applications.

Please provide:

2: Additional authority required: **Yes** ☐

The following authorisation is necessary to undertake the proposed activity.
Contact the applicant directly where there is additional authority required.

Please provide:

2: Assessment considerations: (this is for internal use only and will not be included in building consent document, however will be available for public viewing)

Contacted *Click here to enter person's name* to explain by phone on *Click to enter date* followed up with *Click to enter communication type* that is saved in the property file under *Click to enter a location*

Please record any further interaction with the applicant in **RED BELOW THE ORIGINAL INPUT** where they have provided further information or clarification as a result of your initial assessment.

Document Set ID: 12459344
Version: 3, Version Date: 23/03/2023

ROTORUA LAKES COUNCIL	**Building Consent / Amendment Circulation Checklist - Electronic**	Ref: CP 22 Ver: 01 Issued: 11 May 2020 RDC - 1010804 Page 1 of 4

Copies Required	ADMINISTRATION CHECKLIST *To be completed by Customer Service Centre (✓)*	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness.	☐
1	Site Inspection Card completed	☐
1	Applicant Inspection card complete	☐
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	☐
1	Form 2 administratively complete and front cover signed appropriately	☐

BUILD CAT	COST CAT	STREAM 1	SFH	RBW	FENZ	SPECIALIST/TECH LEAD	1ST INSP	HERITAGE NZ
R1	1F	☒	☐	☐	☐		Glenn	
ALLOCATED BY							Start – Remove + Add	
Megan							DWG	- +

BC APPLICATION No. 84601 **Property File No. P02059**

OWNER: David Slater

PROJECT LOCATION: 43a Robertson Street

DESCRIPTION OF WORK: Drainage work

BC Circulation Record:

Hazard/Caution/ Information *(as noted on file)*	Geothermal field Soft Ground D	Hard copy documents *(attached)* ☐ Electronic documents *(in Trim)* ☒			
Discipline ✓	**Review Date**	**Name**	**RFI ✓**	**Other Permissions or Advice ✓**	**Sign & date when review completed**
☐ Ext. Engineering			☐	☐	
☒ Engineering	29/03/23	Samuel Arnet	☐	☒	SA – 29/03/2023
☐ Pollution Control			☐	☐	
☐ Planning			☐	☐	
☐ Geothermal			☐	☐	
☐ Licensing			☐	☐	
☐ Sport and Rec			☐	☐	
☒ Building	17/04/23	N Mullen	☐	"S"=Supervision or Record Current Comp. S	M.P 17/4/23 – R3

✓ ***"RFI"*** *and complete request in the "Consent Review Form" contained within the building consent file (BC######*)* ***NB*** *an RFI request must only be used where changes are required to demonstrate compliance or there is insufficient detail to make a decision.*

✓ ***"Other Permission Required"*** *and if these are show stoppers, contact applicant directly recording outcome in the "Consent Review Form" contained within the building consent file (BC######*) Any required Planning permissions will result in a section 37 notice being issued with the building consent.* ***Other permissions will be recorded as an advice note as reinforcement only!***

"Review Completed" *Sign in Review Completed column when your input into the building consent review process is completed.*

Records sent to applicant and TA. Business Support to complete on issue *(✓included or x NA)*	Plans	☒	Supporting documentation	☒	Section 37 Notice	☐
	PIM	☐	Building Consent	☒	Section 36 Notice	☐
Name Reine Webster					Date 17/04/2023	

Building Consent Processing Section: Building Consent Endorsements / Conditions:

Inspections by Council:

400 See over page

Inspections by a 3rd party

400Z za zb zc zd zf

Additional BA Conditions

401 a aa b c d f

Important Endorsements

402 a c ea h i j k l m n n1 oa ob oc od p q r s sa t u v w x y z za zb zc zd f

Compliance Schedule

403 a b c d f

403aa **Specified Systems Performance and Certification**

SS1	a	b	c	d	f	
SS3/1	a	b	c	d	f	
SS3/3	a	b	c	f		
SS5	a	b	c	f		
SS7	a	b	c	f		
SS8/2	a	b	c	f		
SS9/1	a	b	c	d	e	f
SS10	a	b	c	f		
SS12	b	c	f			
SS13/2	a	b	c	f		
SS14/1	a	f				
SS15/1	a	b	c	d	f	
SS15/3		f				
SS15/5		f				

SS2	a	b	c	d	d	f
SS3/2	a	f				
SS4	a	b	c	d	f	
SS6	a	b	f			
SS8/1	a	b	f			
SS8/3	a	b	c	d	e	f
SS9/2	a	b	c	d	e	f
SS11	a	b	f			
SS13/1	a	b	c	f		
SS13/3	a	b	c	f		
SS14/2		f				
SS15/2		f				
SS15/4		f				
SS16						

f. *Free Text*

Attachments

404 a b c d e f

Restricted Building Work

405 rbw fou car roo bri ext f

Restricted Building Work – Owner Builder

406 rbw1 fou1 car1 roo1 bri1 ext1 f1

Other Information: **407** (Insert engineers/planning etc comments from Consent Review form)

407 a **407 f**

Amendments **408 a** **408 b**

Function	Allowance	
Time recorded		Fixed
Inspection # x travel	x	= Fixed
CCC review (hours)		Fixed

FREE TEXT

Inspection and Fees Calculation Sheet

PROCESSING (¼ hour increments x $53.50)			**TIME TAKEN (Quantity)**	**TOTALS in Dollars**
Processing hours incl. vetting	Vet $		Proc $	$Fixed
Processing Fees Paid (Check fee screen in ozone)				$ Fixed
SUB TOTAL				$ Fixed
Further information				$ Fixed
TOTAL PROCESSING CHARGE				$Fixed

	BC400		**Guide Only– (min ¼ hour increments)**	**♯ of Insp**	**♯ of ¼ hour Increments**
w	Combined inspections		NA	NA	NA
w	Combined inspections	Q & v	NA	NA	NA
aa	Siting		3		
aaa	Footings, Foundations		2		
ab	Retaining Walls		2-3		
b	Subfloor Bracing &Fixing		2		
c	Pre-floor P&D		2		
d	Concrete Floor Building		2		
e	Pre-Wrap <200-<300->		3-4-5		
ga	Wrap Only		2		
gb	Wrap/Cavity Battens		3		
h	½ High Brick		2		
i	Bond Beams (One Block- full basement)		2-3		
j	Precast Concrete Work		2		
k	Pre Plaster		3		
l	Solar water heater		2		
m	Pre-ine Building		3		
n	Pre-line P&D		2		
o	Wet Areas/Tanking		2		
p	Post-line (Addition – New Dwelling)		2-3		
q	Sanitary & Stormwater Drainage)		2-3		2
r	Enclosed Decks – membrane roofs/gutters		2		
s	Disconnection drainage		2		
t	Swimming Pools (Pool fencing)		2		
ua	Solid Fuel Heater		2		
ub	In Built Solid Fuel Heater		2		
v	Final Inspection (Res ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)		4-5 (6)	1	2
x	Trade waste - no charge				0
f	Free text - complete free text on sheet 2				0
Total				#1	#4

1	**Total number of ¼ hour increments** x $53.50 = (Inspection cost)				$Fixed
2	**LBP Process** *(allow 15 min / LBP Category)*	♯ of LBP Cat.	$/15 minutes	x $53.50 =	$ Fixed
3	**Travel** (total travel time one way only, calculate by using Google maps for RLC)	♯ of inspections	$/minute	Time/ trip	$ Fixed
		1 x	$3.00 x	5 =	
4	**CCC review** (includes any office time necessary to collate and review application) - Min 30 min for R1-3 and 60 min for C1-3	♯ of inspections x 8 (R1-3) or 12 (C1-3) minutes (round up to nearest ¼ hour) and multiply by ¼ hour rate			$ Fixed
		1 x 8 = 8 / 15 = 2 x $53.50 =			
5	Other				$ Fixed
	TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 5)				$Fixed
	Record three figures above on page 3 & highlight "Completed" to the right when done				**Completed**

Existing Wastewater Separation for Subdivision

Client: Dave Slater Associates Limited

Address: 43A Robertson Street, Rotorua

Lot: 76

DPS/DP: 16309

APPROVED BUILDING CONSENT
BC84601
Date: 17/04/2023
Page: 1 of 4
Rotorua Lakes Council

INDEX

Page 1: Index/Title

Page 2: Site Location Plan

Page 3: Drainage Plan

Page 4: Existing Drainage

ANDERSEN CIVIL AND DRAINAGE LIMITED
17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010
PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046
PHONE 07 3470449
EMAIL admin@andersendrainage.co.nz

PROJECT TITLE: Existing Wastewater Separation for Subdivision
PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	TITLE/INDEX
PAGE NO.	1
SCALE	N/A

Document Set ID: 12459273
Version: 2, Version Date: 23/03/2023

APPROVED BUILDING CONSENT
BC84601
Date: 17/04/2023
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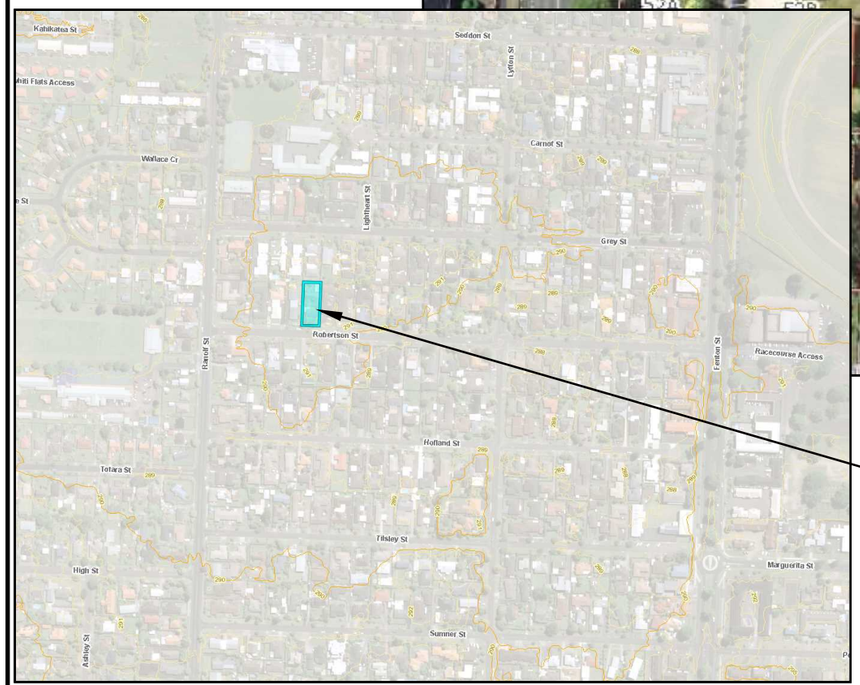
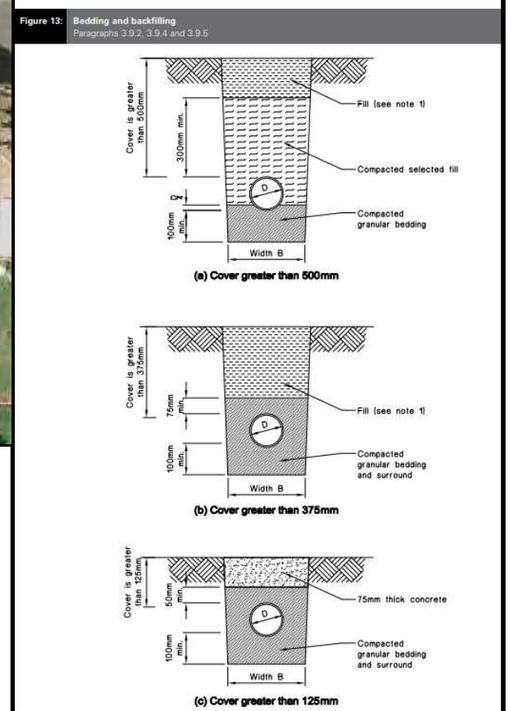
Rotorua Lakes Council



ANDERSEN CIVIL&DRAINAGE

Contractor to confirm locations of existing services on site.
Also to confirm depths of existing services to ensure no
clash for new stormwater drainage or connection to main
and sufficient fall for new house stormwater drains to
comply with clause E1 of the New Zealand Building Code.

Contractor to confirm all boundary locations, bearings and
lengths on site prior to commencement of works to ensure
drain position is correct & confirm all boundary setbacks
and restrictions comply with current regulations prior to
commencement of drainage works.



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PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	**SITE LOCATION PLAN**
PAGE NO.	**2**
SCALE	**NOT TO SCALE**

Document Set ID: 12459273
Version: 2, Version Date: 23/03/2023

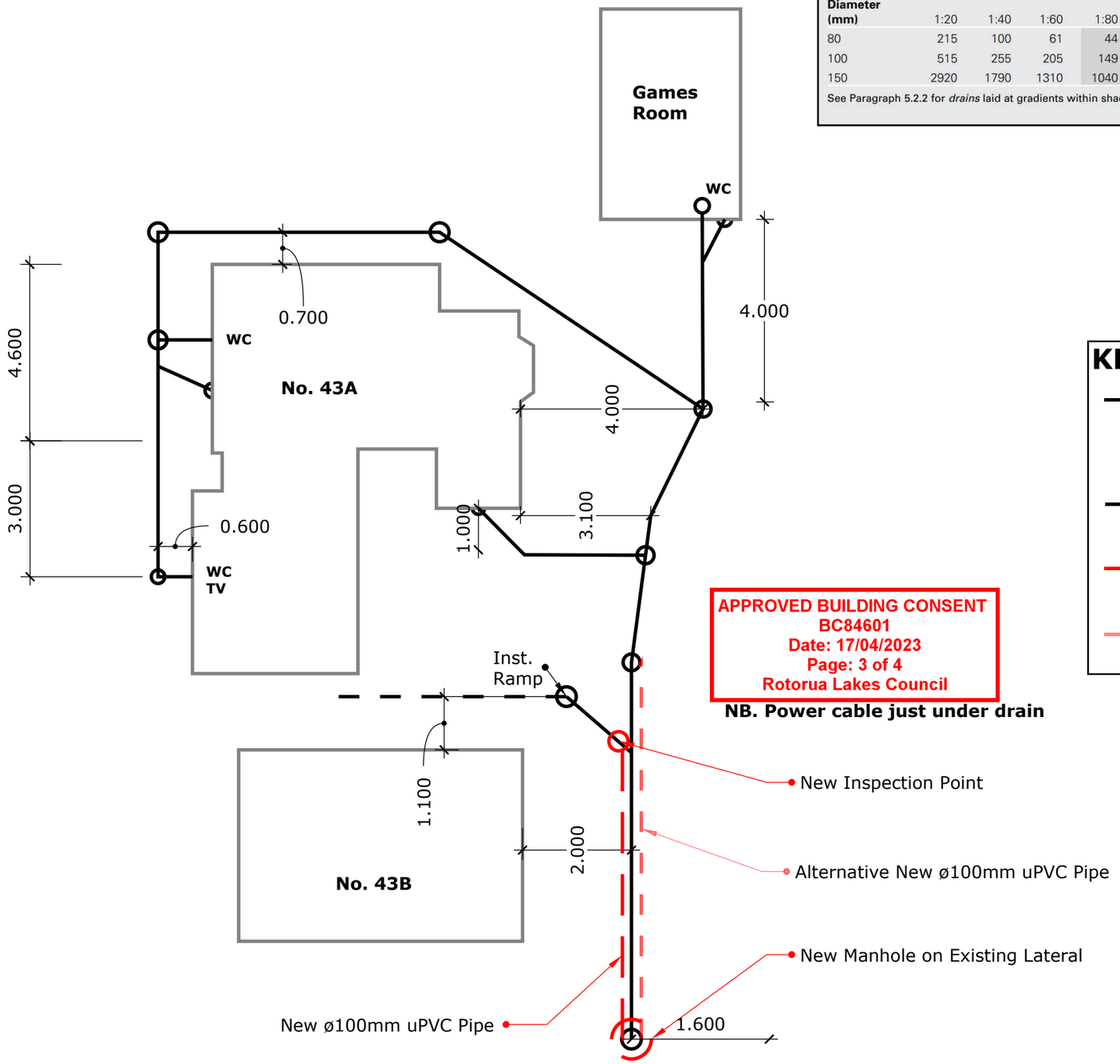

Table 2: Drain discharge unit loading and minimum gradients
Paragraphs 3.5.3, 3.6.3 and 5.2.1

Diameter (mm)	Minimum gradient									
	1:20	1:40	1:60	1:80	1:100	1:120	1:140	1:160	1:180	1:200
80	215	100	61	44	34	–	–	–	–	–
100	515	255	205	149	122	104	–	–	–	–
150	2920	1790	1310	1040	855	760	677	611	558	515

See Paragraph 5.2.2 for *drains* laid at gradients within shaded area.

APPROVED BUILDING CONSENT
BC84601
Date: 17/04/2023
Page: 3 of 4
Rotorua Lakes Council

NB. Power cable just under drain

KEY

- Existing Pipes
- Inspection Points
- Existing Stormwater
- New Sewerage Pipes
- Alternate New Pipes

ANDERSEN CIVIL&DRAINAGE

SEDIMENT AND SILT RUN OFF PROTECTION IF REQUIRED

Provide appropriate measures to prevent or minimise sediment generation and silt run off. Comply with territorial and other authority requirements relating to carrying out earthworks. Prevent silt runoff by exposing only as much ground as required at any time providing run off channels, contour drains or earth bunds to divert clean water away from the site on to stable sealed or grassed ground capture silt using silt fences, vegetation buffer strips, sediment ponds or earth bunds.
Provide sediment control by earth bunds constructed across the slope to control and detain run off silt fences constructed using filter fabric stretched between posts at a maximum of 1 m spacing.

Drainage work to comply with AS/NZS 3500.2
Surface water drainage to comply with clause E1 of the NZBC
Sanitary drainage to comply with clause G13 of the NZBC

Table 2: Minimum Gradients Stormwater
Paragraph 3.4.1

Drain internal diameter	Minimum gradient
85 mm	1 in 90
100 mm	1 in 120
150 mm	1 in 200
225 mm	1 in 350

Table 1: Acceptable Pipe Materials
Paragraphs 3.1.1 and 3.9.2

Concrete	AS/NZS 4058
Vitrified clay	AS 1741
Steel	NZS 4442 or AS 1579
Ductile iron	AS/NZS 2280
PVC-U	AS/NZS 1260 or AS/NZS 1254
Polyethylene	AS/NZS 4130 or AS/NZS 5065
Polypropylene	AS/NZS 5065

ANDERSEN CIVIL AND DRAINAGE LIMITED
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PROJECT TITLE: Existing Wastewater Separation for Subdivision
PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	**DRAINAGE PLAN**
PAGE NO.	**3**
SCALE	**NOT TO SCALE**

Document Set ID: 12459273
Version: 2, Version Date: 23/03/2023

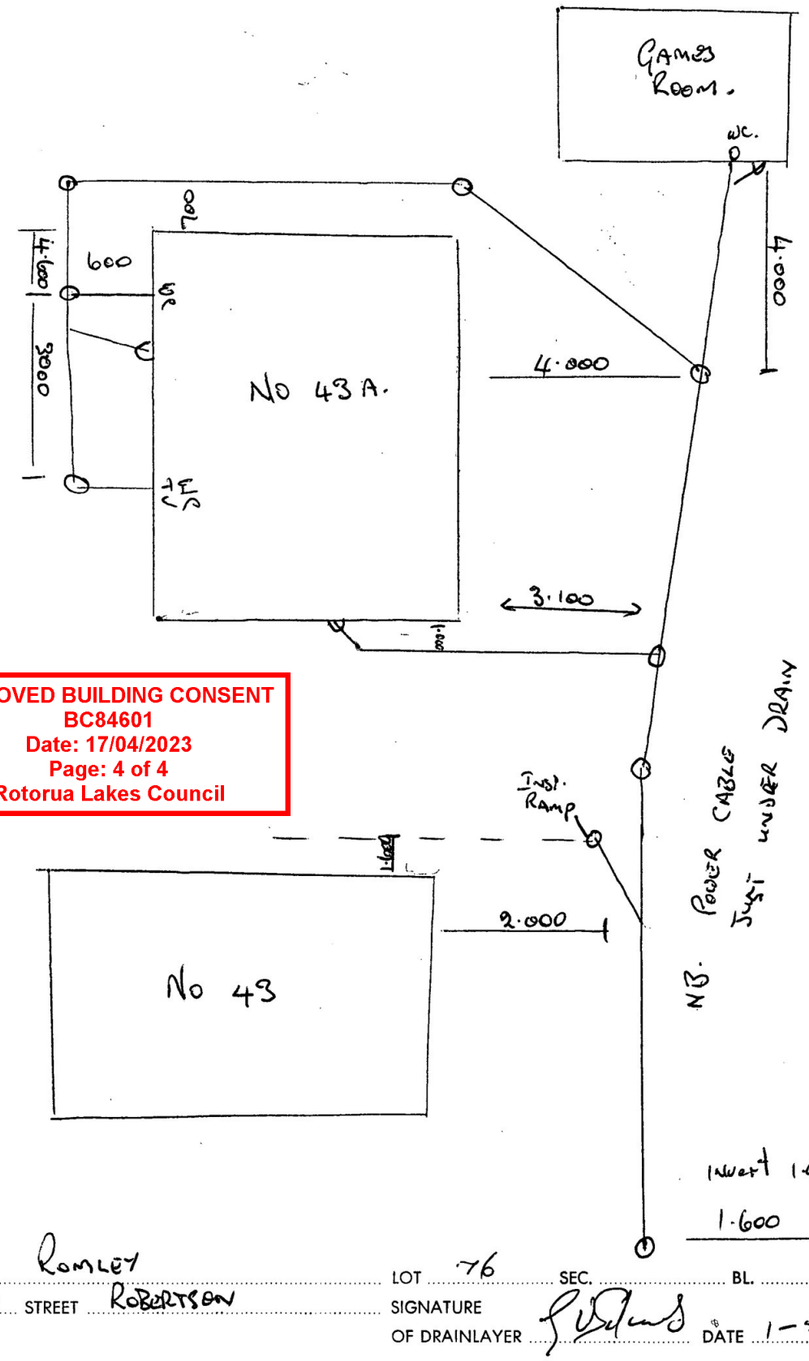
Plans MUST show dimensions and distances from section boundaries in metric units

Rotorua District Council

DRAINAGE PLAN

6512/283

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK



APPROVED BUILDING CONSENT
BC84601
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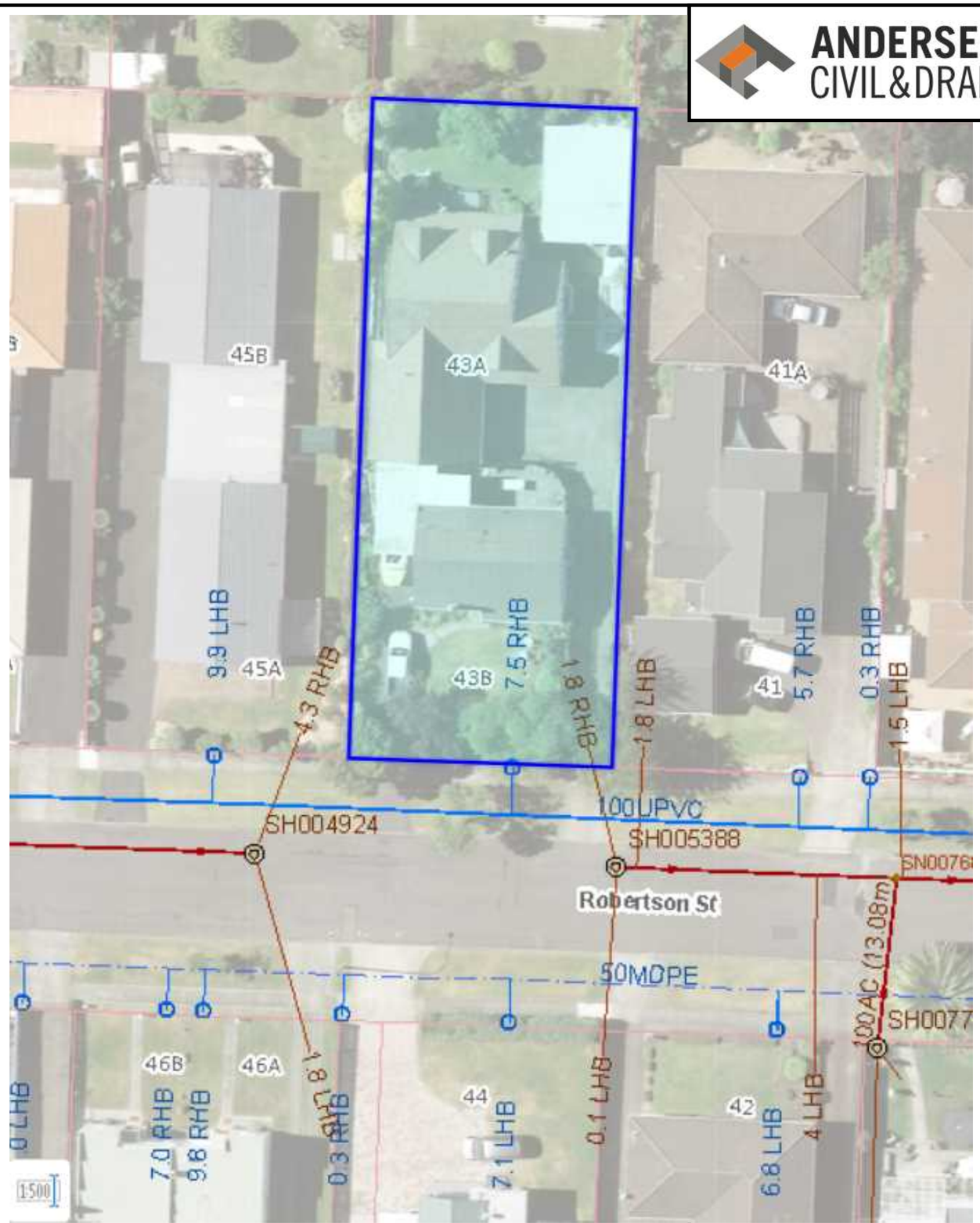
Page: 4 of 4
Rotorua Lakes Council

OWNER Ramley LOT 76 SEC. BL.
No. 43 A STREET Robertson SIGNATURE
Bryce 23085 OF DRAINLAYER DATE 1-5-81



ANDERSEN CIVIL&DRAINAGE

ANDERSEN CIVIL AND DRAINAGE LIMITED **17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010** **PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046** **PHONE 07 3470449** **EMAIL admin@andersendrainage.co.nz**	**PROJECT TITLE:** Existing Wastewater Separation for Subdivision **PROJECT CLIENT:** Dave Slater Associates Limited **PROJECT ADDRESS:** 43A Robertson Street, Rotorua	

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	**EXISTING DRAINAGE**
PAGE NO.	**4**
SCALE	**N/A**

Document Set ID: 12459273
Version: 2, Version Date: 23/03/2023

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **SA26D/139**

Land Registration District **South Auckland**

Date Issued 09 March 1981

Prior References
SA434/96

Estate Fee Simple - 1/2 share
Area 1011 square metres more or less
Legal Description Lot 76 Deposited Plan 16309
Registered Owners
Dave Slater Associates Limited

Estate Leasehold
Instrument L H331074.1
Term 999 years commencing on 1.2.1981

Legal Description Flat 1 Deposited Plan South Auckland 29652

Registered Owners
Dave Slater Associates Limited

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

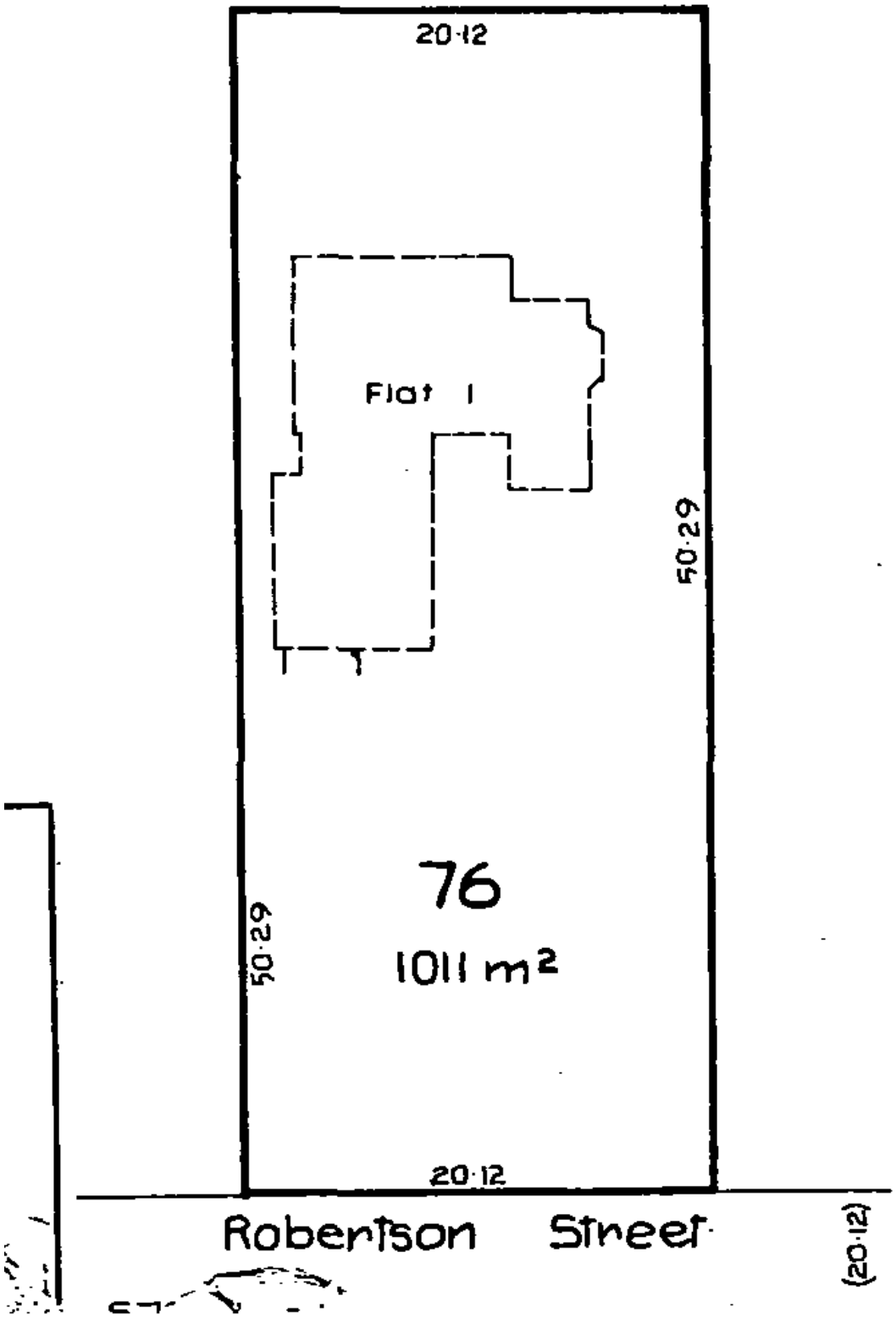
Appurtenant hereto is a drainage right created by Transfer 83101 (Affects Fee Simple)

H331074.1 Lease of Flat 1 DPS 29652 Term 999 years commencing on 1.2.1981 Composite CT SA26D/139 issued - 9.3.1981 (Affects Fee Simple)

Land Covenant in Lease H331074.1 - 9.3.1981 (Affects Fee Simple)

H331074.2 Lease of Flat 2 Term 999 years commencing on 1.2.1981 Composite CT SA26D/140 issued - 9.3.1981 (Affects Fee Simple)

Document Set ID: 12459264
Version: 1, Version Date: 23/03/2023



Document Set ID: 12459264
Version: 1, Version Date: 23/03/2023

Authorisation to act as an agent to apply for a minor building consent in relation to 43A & B Robertson Street. FLAT 1 DPS 29652, FLAT 2 DPS 29652 ON LOT 76 DP 1630

I, Dave Slater, as owner of 43A & B Robertson Street, give authorisation for Andersen Civil & Drainage Limited to act as an agent to apply for a minor building consent in regard to a sewer/wastewater project at the above-named property.

Dave Slater		15-03-23
NAME	**SIGNATURE**	**DATE**

Document Set ID: 12459259
Version: 1, Version Date: 23/03/2023

LAKES COAST CLUSTER GROUP | WHAKATĀNE District Council | Ōpōtiki District Council | South Waikato District Council | Taonga o te Whenua KAWERAU DISTRICT COUNCIL | ROTORUA LAKES COUNCIL | Western Bay of Plenty District Council | GREAT LAKE TAUPŌ Taupō District Council | Tauranga City

Application No/BC: _____
Property ID #: _____

Form 2

MINOR

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

Fireplace ☐	Demolition/Removal ☐	Swimming Pools ☐	Solar ☐	Drainage ☐	Wet area Shower ☐

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: _____

[If no street address – details of nearest intersection] _____

Legal description of land where building is located: Lot _____ DP_____ Site area: _____m²

Sec _____ Block _____

Building name: _____ Valuation No: _____

Location of building within site/block number: [*Include nearest street access*] _____

_____

Number of levels: [*Above & below ground*]_____

Level/Unit No: _____ Floor area:_____(sq m) [*Indicate area affected by the building work*] Current, lawfully established, use: _____ Year First Constructed: _____ *[Add no. of occupants per level and per use if more than 1]*_____

2. OWNER

Name of Owner: _____

Contact person: _____

Mailing address:_____

_____

Street address/registered office:_____

_____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours:_____ Facsimile: _____

Email: _____

Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☐ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: _____

Contact person: _____

Mailing address:_____

_____

Street address/registered office:_____

_____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours:_____ Facsimile: _____

Email: _____

Website _____

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

_____

FIRST POINT OF CONTACT *[Mark boxes as appropriate]*

Further information ☐ Agent ☐ Owner

Invoicing: ☐ Agent ☐ Owner

Correspondence ☐ Agent ☐ Owner

Additional copy of Code Compliance Certificate ☐

Document Set ID: 12459230
Version: 7, Version Date: 23/03/2023

4. APPLICATION [Tick if applicable]

I,*[name]* _____request that you issue one of the following *[for the building work described in this application]*:

Signature:

Signature: _____ Date: _____

The signature is that of the ☐ Owner OR the ☐ Agent on behalf of and with the approval of the Owner.

☐ Building Consent

☐ Staged Consent

☐ Project Information Memorandum (PIM)

Existing PIM No [if applicable] is: _____

Restricted Building Work applicable? ☐ Yes ☐ No

Cultural or Heritage Significance? ☐ Yes ☐ No

Financial assistance package [FAP] re-clad application - or claim under FAP scheme? ☐ Yes ☐ No If yes, FAP claim number: _____

National Multiple Use Approval? ☐ Yes ☐ No If yes, NUA number: _____

To be completed in lieu of Authorisation Letter:

I, _____ as the owner of the property, authorise _____ to act as my agent.

Signature:

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 2020 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: *[Provide sufficient information below to enable scope of work to be fully understood]*

_____

_____

_____

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____*[Years]*

List Building Consents previously issued for this project (if any): _____

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]*

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☐ Yes ☐ No If Yes, please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [*If these details are unknown at the time of the application, they must be supplied before the building work begins].*
Complete in contacts section below

Document Set ID: 12459230
Version: 7, Version Date: 23/03/2023

8. CONTACTS [Provide all details where relevant]

Please provide the following details of all practitioners who will be involved in carrying out or supervising the building work regardless of whether it is restricted building work.

DESIGNER: Name: _____ Address: _____ Email: _____ Telephone:_____ LBP No:_____ License Class: DESIGN	ENGINEER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: DESIGN
BUILDER: Name: _____ Address: _____ Email: _____ Telephone:_____ LBP No:_____ License Class: CARPENTRY	BRICK / BLOCK LAYER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: BLOCKLAYING
ROOFER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____
PLUMBER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____	DRAIN LAYER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____
LICENSED BUILDNG PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: _____	OTHER KEY PERSONNEL: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: _____

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9. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, storm water or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of storm water and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

The following plans and specifications are attached to this application:

_____

10. COMPLIANCE METHODS:

Building Code Clause *Tick relevant clauses*	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ B1 Structure	☐ AS/NZS1170 ☐ B1/AS1 ☐ B1/AS2 ☐ B1/AS3 ☐ NZS4229	☐ B1/VM1 ☐ B1/VM2 ☐ B1/VM3 ☐ B1/VM4	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ B2 Durability	☐ B2/AS1	☐ B2/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ C1-6 Protection from Fire	☐ C/AS1 ☐ C/AS2	☐ C/VM1 ☐ C/VM2	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121	☐ D1/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ E1 Surface water	☐ E1/AS1 ☐ E1/AS2	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ E2 External moisture	☐ E2/AS1 ☐ E2/AS2 ☐ E2/AS3 ☐ E2/AS4 ☐ SED	☐ E2/VM1 ☐ E2/VM2	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ E3 Internal moisture	☐ E3/AS1 ☐ E3/AS2		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F2 Hazardous building materials	☐ F2/AS1	☐ F2/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____

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☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____

Building Code Clause ***Tick relevant clauses***	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F7 Warning systems	☐ F7/AS1		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ F9 Restricting access to residential pools	☐ F9/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G4 Ventilation	☐ G4/AS1	☐ G4/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G7 Natural light	☐ G7/AS1 ☐ G7/AS2	☐ G7/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*): _____

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

Supporting documentation attached as follows [please list]:

_____

_____

_____

_____

12. COMPLIANCE SCHEDULE:

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

There are no specified systems in the building ☐		**Applicant to complete**							
Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]	**COUNCIL**	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007 (List Systems)									
		☐	☐	☐	☐	☐	☐	☐	☐	☐

Document Set ID: 12459230
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		☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐

13. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☐ Plans and specifications (list) _____

_____

_____

_____

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: [Please specify]:_____

_____

_____

_____

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ _____ GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	$ _____
Building Admin / Circulation	$ _____
Technical Processing fee	$ _____
Inspection fee	$ _____
Land Development fee	$ _____
LODGEMENT FEE	**$** _____
Technical Processing fee	$ _____
Inspection fee	$ _____
Industry Levy (MBIE)	$ _____
Industry Levy (BRANZ)	$ _____
External Review (Geotechnical)	$ _____
External Review (Structural)	$ _____
Land Development	$ _____
Compliance Schedule	$ _____
Vehicle Crossing	$ _____
Street Damage	$ _____
Water Connection	$ _____
Sewer Connection	$ _____
Development Contribution	$ _____
_____	$ _____
_____	$ _____
TOTAL BALANCE PAYABLE	**$** _____

Lodgement deposit	$ _____
Date paid	_____
Receipt No.	_____
Consent fee balance	$ _____
Date paid	_____
Receipt No.	_____

Granted by _____

Signature _____

Date _____

Issued by _____

Signature _____

Date _____

Please complete

Forward any refunds or further invoices to:

_____

_____

_____

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LAKES COAST CLUSTER GROUP

Building Consent Application Checklist

MINOR

☐ Fireplace	☐ Demolition/Removal	☐ Swimming Pools	☐ Solar	☐ Drainage	☐ Wet area shower

Address: _____ **Date Vetted:** _____

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use Circle as appropriate		Doc ref./ page #	**General Documentation Required (All)**	**Council Use**		
Yes	N/A		Application form completed in full and signed	Yes	No	N/A
Yes	N/A		Lodgment fee (refer to Schedule of Fees and Charges for amount)	Yes	No	N/A
Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	Yes	No	N/A
Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	Yes	No	N/A
Yes	N/A		All documents including photocopies must be legible	Yes	No	N/A
Yes	N/A		All plans are to be titled and dated (or version number)	Yes	No	N/A
			Legal Documentation Required (All)			
Yes	N/A		Full, current (less than three months old) Certificate of Title	Yes	No	N/A
Yes	N/A		Sale and purchase agreement with settlement date provided and confidential information hidden (if applicable)	Yes	No	N/A

Comments – Council Use Only

Customer Use Circle as appropriate		Doc ref./ page #	Solid Fuel Heaters	Council Use		
☐ Section NA				☐ Section Accepted		
Yes	N/A		Is the proposed appliance 'clean air' approved?	Yes	No	N/A
Yes	N/A		Location of SFH on floor plan in relation to windows, doors and flammable materials	Yes	No	N/A
Yes	N/A		Make and model provided	Yes	No	N/A
Yes	N/A		Manufacturers specifications provided including hearth information	Yes	No	N/A
Yes	N/A		Cross section through roof including height of flue in relation to roof	Yes	No	N/A
Yes	N/A		Flashing details (roof/wall penetrations)	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Seismic restraint detailed	Yes	No	N/A
☐ Section NA			**Wetback Installation**	☐ Section Accepted		
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Wetback installation diagram/manufacturers installation instructions	Yes	No	N/A
Yes	N/A		Tempering valve information provided	Yes	No	N/A
☐ Section NA			**Other Solid Fuel Heaters**	☐ Section Accepted		
Yes	N/A		Second hand fire producer statement (from an approved recognised expert)	Yes	No	N/A
Yes	N/A		Diesel burner information including isolating tap	Yes	No	N/A
Yes	N/A		Piping layout supplied	Yes	No	N/A

☐ Section NA			**Plumbing and Drainage**	☐ Section Accepted		
Yes	N/A		All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		Proposed sewer and stormwater drains/soak holes, terminal vents shown	Yes	No	N/A
Yes	N/A		All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A		Specifications for hot water heating system (consider seismic restraints)	Yes	No	N/A
Yes	N/A		Stormwater disposal design and calculations	Yes	No	N/A

☐ Section NA			**Wet Area Showers (Level entry)**	☐ Section Accepted		
Yes	N/A		Entire floor plan and including location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Cross section of shower construction including timber treatment	Yes	No	N/A
Yes	N/A		Product specifications for the shower system including substrate, tanking and its appraisal certificates and all impervious finishes	Yes	No	N/A
Yes	N/A		Size and gradient of waste pipes and any additional ventilation to same	Yes	No	N/A

Comments – Council use only

Customer Use Circle as appropriate		Doc ref./ page #	Solar Heating	Council Use ☐ Section Accepted		
☐ Section NA						
Yes	N/A		Specifications and installation details	Yes	No	N/A
Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	Yes	No	N/A
Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A

☐ Section NA			Demolition/Removal	☐ Section Accepted		
Yes	N/A		Have building/s to be removed been identified on a site plan?	Yes	No	N/A
Yes	N/A		Confirmation received that any services are to be capped off	Yes	No	N/A
Yes	N/A		Have any hazardous building materials been identified, such as asbestos?	Yes	No	N/A
Yes	N/A		Consideration of impact on adjoining/adjacent buildings i.e. specified systems, weather tightness, structure, site management	Yes	No	N/A

☐ Section NA			Swimming Pool/Spa Pool	☐ Section Accepted		
Yes	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	N/A		Plan of all floors describing the function of each room including all doors and windows and location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions	Yes	No	N/A
Yes	N/A		Show access restrictions and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to approved outfall	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
Comments – Council use only						

Council Specific Requirements – Please complete for your related Council

☐ Section NA			Tauranga City Council	☐ Section Accepted		
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A

☐ Section NA			Rotorua Lakes Council	☐ Section Accepted		
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A

☐ Section NA			Whakatane District Council	☐ Section Accepted		
Yes	N/A		Peer review required Structural ☐ Geotech ☐	Yes	No	N/A
Yes	N/A		Comments required by Council 3 Water Engineers	Yes	No	N/A
☐ Section NA			Opotiki District Council	☐ Section Accepted		
☐ Section NA			South Waikato District Council	☐ Section Accepted		
☐ Section NA			Kawerau District Council	☐ Section Accepted		
Yes	N/A		Geotechnical report for new and relocatable buildings	Yes	No	N/A
Yes	N/A		Relocatable/transportable Buildings – Please provide re-site report	Yes	No	N/A
☐ Section NA			Western Bay of Plenty District Council	☐ Section Accepted		
☐ Section NA			Taupo District Council	☐ Section Accepted		
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
Yes	N/A		Electronic plans/documentation provided	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
			Please specify how you would like to receive your approved documents: *(select one option)* ☐ USB ($10.00) ☐ Paper copy - Plans only printed to a **maximum size of A3**. *Due to this the scale of plans may be affected.* ($35.00 minimum fee)			

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing: _____ Date: _____

Signature: _____ ☐ Agent ☐ Owner ☐ Other: _____

Name to be on invoice: _____

Payment Details: _____

COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
○ This application was not accepted for lodgement because documentation was incomplete			
○ This application needs to be re-vetted			
○ Documentation is now complete and the application is accepted for lodgement			
○ Application will now proceed for compliance checking			

Project Type					
RBW	Yes ☐ No ☐	**Type**	PIM ☐ PIM/BC ☐ BC ☐	**Category**	R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐
Comments – Council use only					

From: "Lucas Hearn" <lucas@andersendrainage.co.nz>
Sent: Wed, 22 Mar 2023 11:42:40 +1200
To: "RLC Building Services" <buildingadmin@rotorualc.nz>
Subject: New Minor Building Consent Application 43A Robertson Street
Attachments: Authorisation to Act as an Agent 43A Robertson.pdf, SA26D_139_Title_Search_Copy.pdf, 43A Robertson Street plans.pdf, RDC-513067.pdf
Categories: TRIM save docs and RFS (RDC-1007013)

Hi Building Admin.

New minor building consent application and supporting documents for 43A Robertson Street,Glenholme, Rotorua as attached.

Regards
Lucas

Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

Authorisation to act as an agent to apply for a minor building consent in relation to 43A & B Robertson Street. FLAT 1 DPS 29652, FLAT 2 DPS 29652 ON LOT 76 DP 1630

I, Dave Slater, as owner of 43A & B Robertson Street, give authorisation for Andersen Civil & Drainage Limited to act as an agent to apply for a minor building consent in regard to a sewer/wastewater project at the above-named property.

Dave Slater		15-03-23
NAME	**SIGNATURE**	**DATE**

Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **SA26D/139**
Land Registration District **South Auckland**
Date Issued 09 March 1981

Prior References
SA434/96

Estate Fee Simple - 1/2 share
Area 1011 square metres more or less
Legal Description Lot 76 Deposited Plan 16309
Registered Owners
Dave Slater Associates Limited

Estate Leasehold
Instrument L H331074.1
Term 999 years commencing on 1.2.1981
Legal Description Flat 1 Deposited Plan South Auckland 29652
Registered Owners
Dave Slater Associates Limited

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

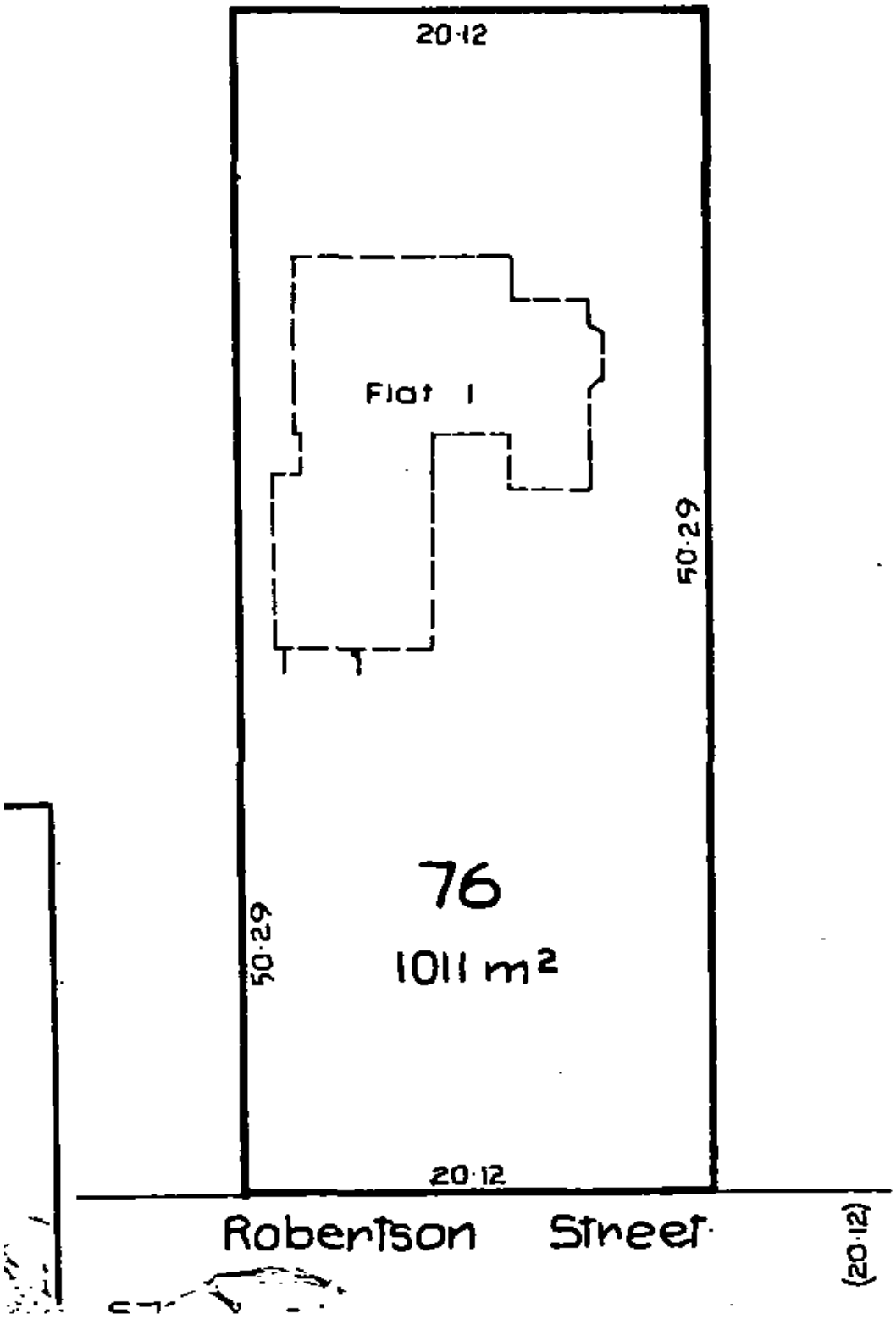
Appurtenant hereto is a drainage right created by Transfer 83101 (Affects Fee Simple)

H331074.1 Lease of Flat 1 DPS 29652 Term 999 years commencing on 1.2.1981 Composite CT SA26D/139 issued - 9.3.1981 (Affects Fee Simple)

Land Covenant in Lease H331074.1 - 9.3.1981 (Affects Fee Simple)

H331074.2 Lease of Flat 2 Term 999 years commencing on 1.2.1981 Composite CT SA26D/140 issued - 9.3.1981 (Affects Fee Simple)

Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023



Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

Existing Wastewater Separation for Subdivision

Client: Dave Slater Associates Limited

Address: 43A Robertson Street, Rotorua

Lot: 76

DPS/DP: 16309

INDEX

Page 1: Index/Title

Page 2: Site Location Plan

Page 3: Drainage Plan

Page 4: Existing Drainage

ANDERSEN CIVIL AND DRAINAGE LIMITED
17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010
PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046
PHONE 07 3470449
EMAIL admin@andersendrainage.co.nz

PROJECT TITLE: Existing Wastewater Separation for Subdivision
PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

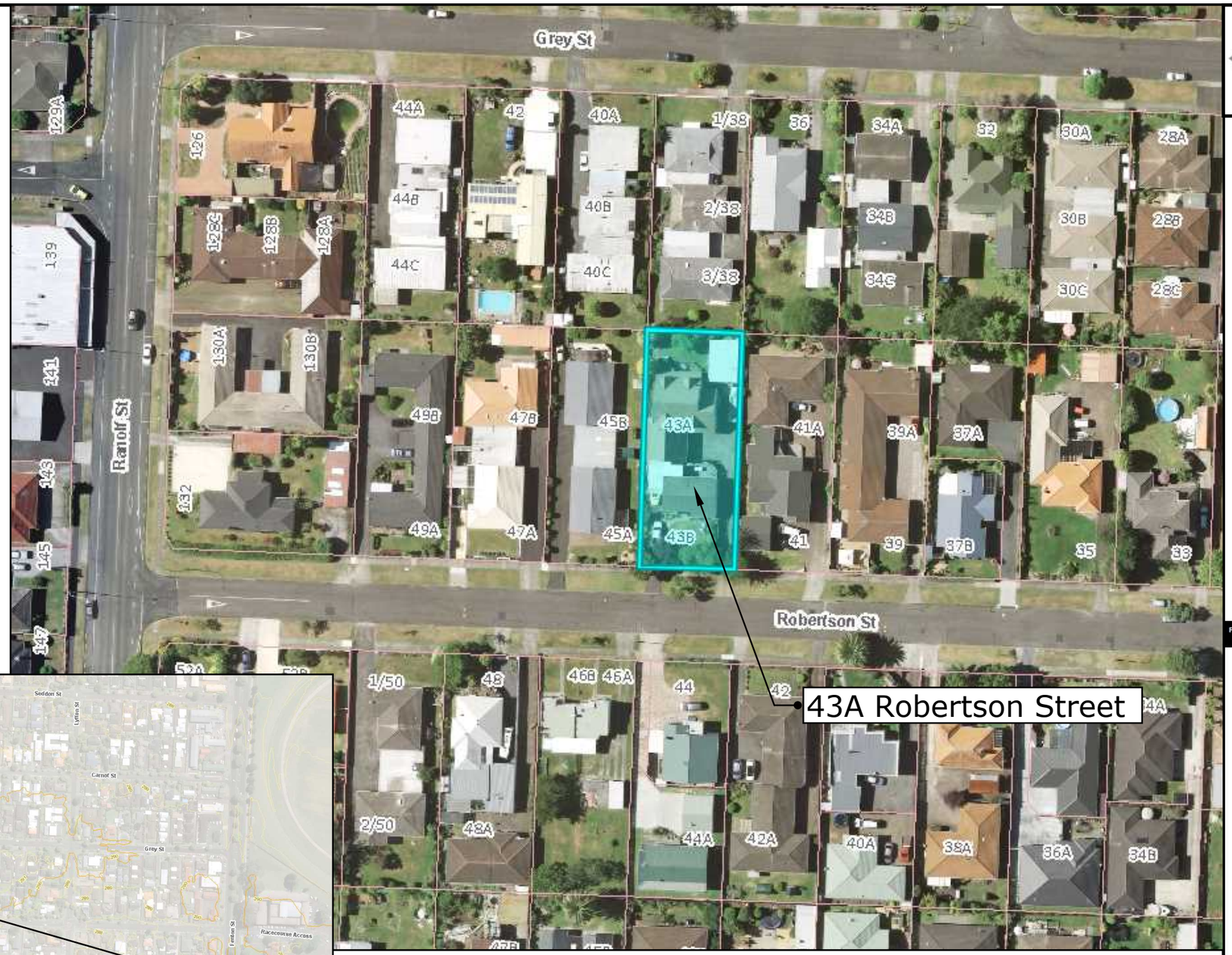
PAGE	TITLE/INDEX
PAGE NO.	1
SCALE	N/A

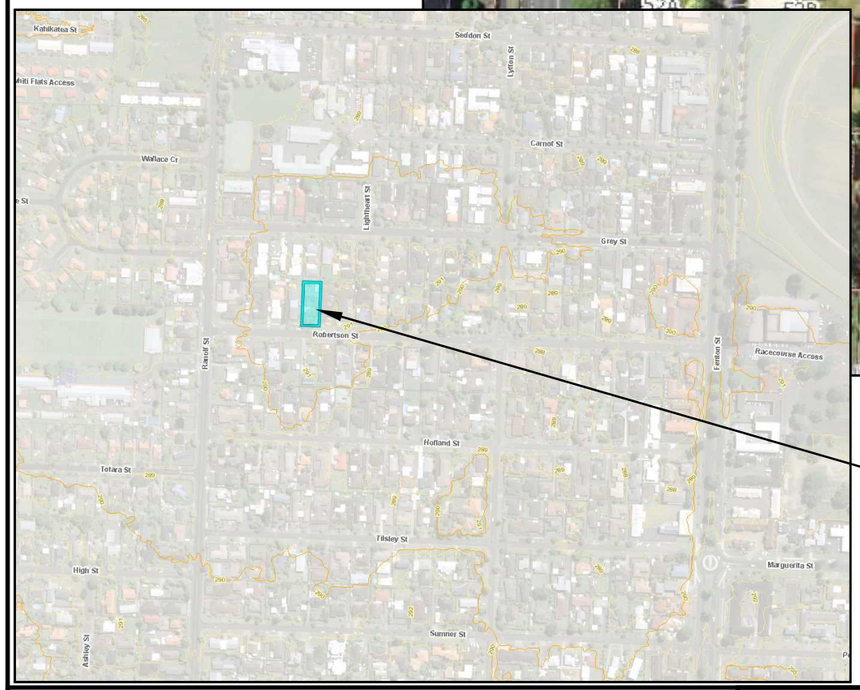
Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

ANDERSEN CIVIL&DRAINAGE

Contractor to confirm locations of existing services on site.
Also to confirm depths of existing services to ensure no
clash for new stormwater drainage or connection to main
and sufficient fall for new house stormwater drains to
comply with clause E1 of the New Zealand Building Code.

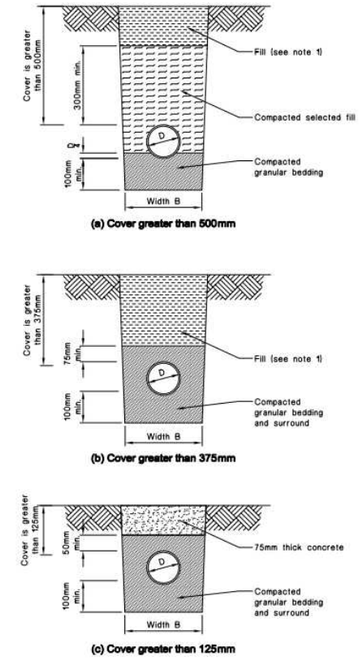
Contractor to confirm all boundary locations, bearings and
lengths on site prior to commencement of works to ensure
drain position is correct & confirm all boundary setbacks
and restrictions comply with current regulations prior to
commencement of drainage works.





43A Robertson Street

Figure 13: Bedding and backfilling
Paragraphs 3.9.2, 3.9.4 and 3.9.5



NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

ANDERSEN CIVIL AND DRAINAGE LIMITED
17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010
PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046
PHONE 07 3470449
EMAIL admin@andersendrainage.co.nz

PROJECT TITLE: Existing Wastewater Separation for Subdivision
PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	**SITE LOCATION PLAN**
PAGE NO.	**2**
SCALE	**NOT TO SCALE**

Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

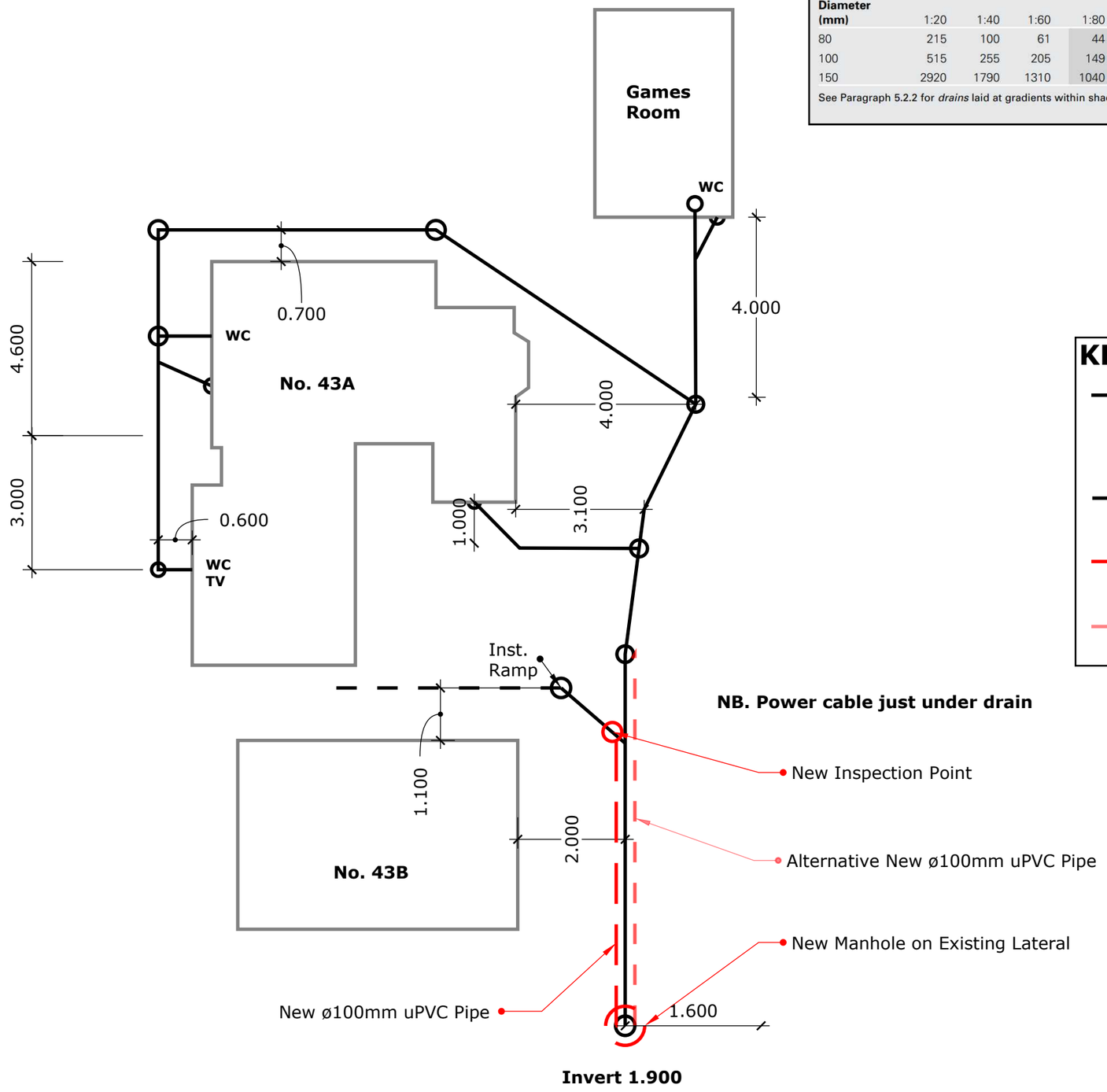


Table 2: Drain discharge unit loading and minimum gradients
Paragraphs 3.5.3, 3.6.3 and 5.2.1

Diameter (mm)	Minimum gradient									
	1:20	1:40	1:60	1:80	1:100	1:120	1:140	1:160	1:180	1:200
80	215	100	61	44	34	–	–	–	–	–
100	515	255	205	149	122	104	–	–	–	–
150	2920	1790	1310	1040	855	760	677	611	558	515

See Paragraph 5.2.2 for *drains* laid at gradients within shaded area.

KEY

- Existing Pipes
- Inspection Points
- Existing Stormwater
- New Sewerage Pipes
- Alternate New Pipes

ANDERSEN CIVIL&DRAINAGE

SEDIMENT AND SILT RUN OFF PROTECTION IF REQUIRED

Provide appropriate measures to prevent or minimise sediment generation and silt run off. Comply with territorial and other authority requirements relating to carrying out earthworks. Prevent silt runoff by exposing only as much ground as required at any time providing run off channels, contour drains or earth bunds to divert clean water away from the site on to stable sealed or grassed ground capture silt using silt fences, vegetation buffer strips, sediment ponds or earth bunds.
Provide sediment control by earth bunds constructed across the slope to control and detain run off silt fences constructed using filter fabric stretched between posts at a maximum of 1 m spacing.

Drainage work to comply with AS/NZS 3500.2
Surface water drainage to comply with clause E1 of the NZBC
Sanitary drainage to comply with clause G13 of the NZBC

Table 2: Minimum Gradients Stormwater
Paragraph 3.4.1

Drain internal diameter	Minimum gradient
85 mm	1 in 90
100 mm	1 in 120
150 mm	1 in 200
225 mm	1 in 350

Table 1: Acceptable Pipe Materials
Paragraphs 3.1.1 and 3.9.2

Concrete	AS/NZS 4058
Vitrified clay	AS 1741
Steel	NZS 4442 or AS 1579
Ductile iron	AS/NZS 2280
PVC-U	AS/NZS 1260 or AS/NZS 1254
Polyethylene	AS/NZS 4130 or AS/NZS 5065
Polypropylene	AS/NZS 5065

ANDERSEN CIVIL AND DRAINAGE LIMITED
17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010
PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046
PHONE 07 3470449
EMAIL admin@andersendrainage.co.nz

PROJECT TITLE: Existing Wastewater Separation for Subdivision
PROJECT CLIENT: Dave Slater Associates Limited
PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	DRAINAGE PLAN
PAGE NO.	3
SCALE	NOT TO SCALE

Document Set ID: 12459224
Version: 1, Version Date: 23/03/2023

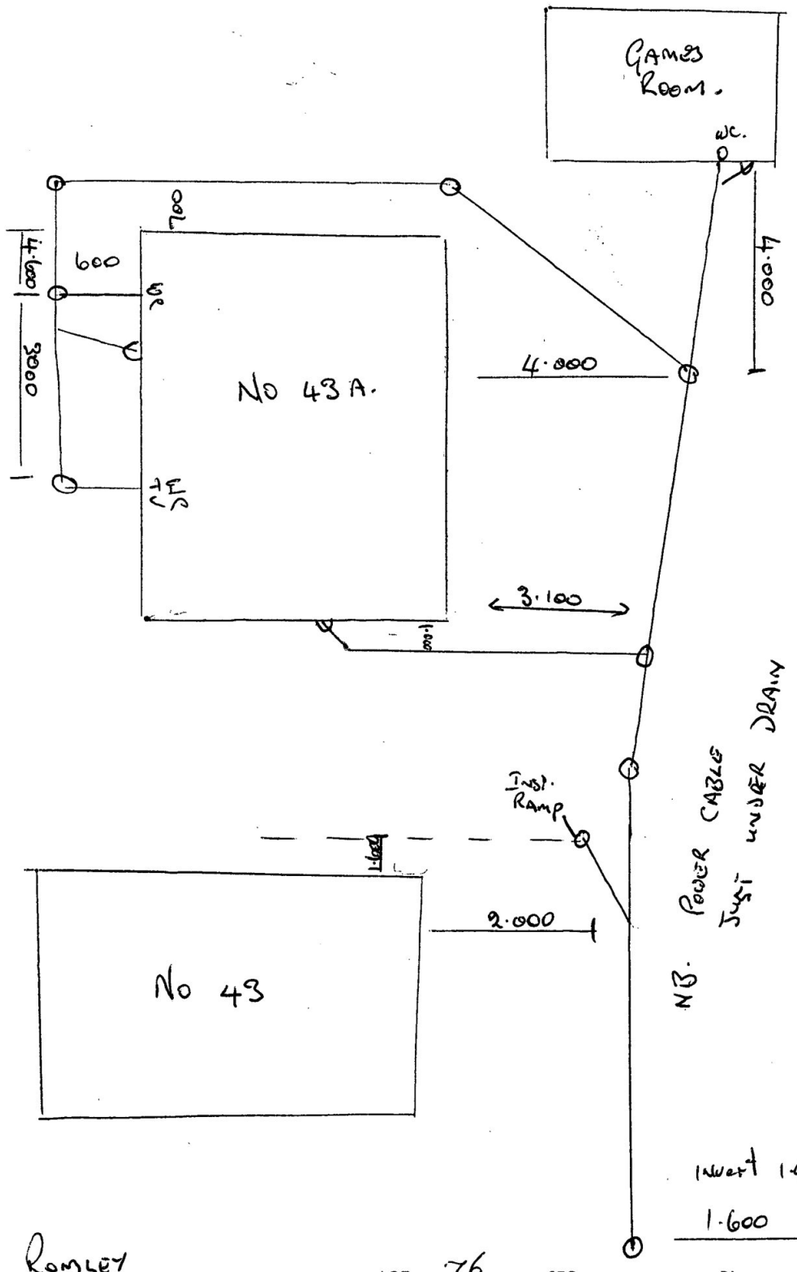
Plans MUST show dimensions and distances from section boundaries in metric units

Rotorua District Council

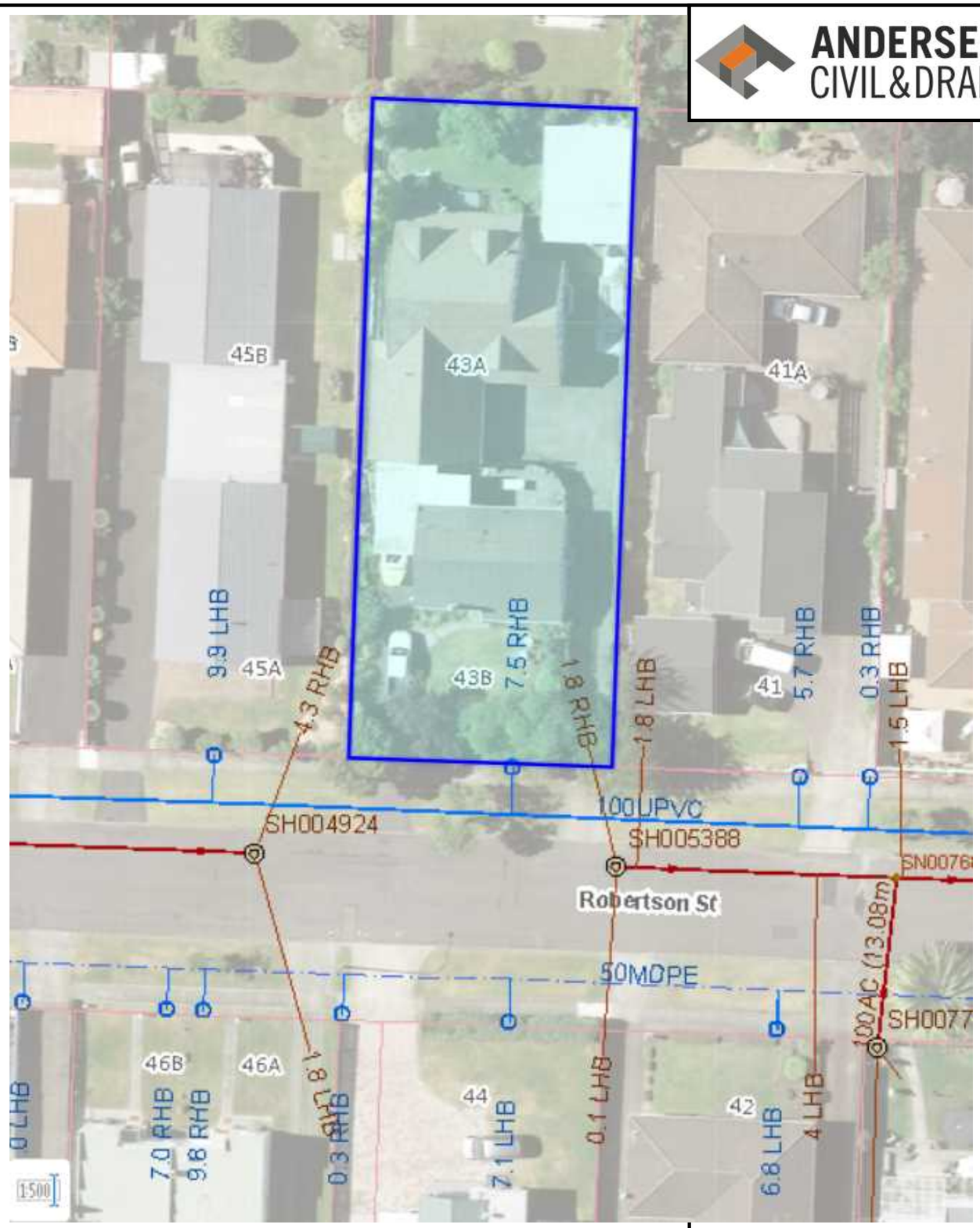
DRAINAGE PLAN

6512/283

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK



OWNER Romley LOT 76 SEC. BL.
No. 43A STREET Robertson SIGNATURE
Bryce 23085 OF DRAINLAYER DATE 1-5-81



ANDERSEN CIVIL&DRAINAGE

ANDERSEN CIVIL AND DRAINAGE LIMITED
17 ALLEN MILLS ROAD, NGANPUNA, ROTORUA 3010
PO BOX 10054, ROTORUA MAIL CENTRE, ROTORUA 3046
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PROJECT ADDRESS: 43A Robertson Street, Rotorua

Version	Date	Drawn By
1	22/03/2023	Lucas Hearn

PAGE	EXISTING DRAINAGE
PAGE NO.	4
SCALE	N/A

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LAKES COAST CLUSTER GROUP | WHAKATĀNE District Council | Ōpōtiki District Council STRONG COMMUNITY STRONG FUTURE | South Waikato District Council | Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | ROTORUA LAKES COUNCIL | Western Bay of Plenty District Council | GREAT LAKE TAUPŌ Taupō District Council | Tauranga City

Application No/BC: _____
Property ID #: _____

Form 2

MINOR

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

Fireplace ☐	Demolition/Removal ☐	Swimming Pools ☐	Solar ☐	Drainage ☐	Wet area Shower ☐

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: _____

[If no street address – details of nearest intersection] _____

Legal description of land where building is located: Lot _____ DP_____ Site area: _____m²

Sec _____ Block _____

Building name: _____ Valuation No: _____

Location of building within site/block number: [*Include nearest street access*] _____

_____

Number of levels: [*Above & below ground*]_____

Level/Unit No: _____ Floor area:_____(sq m) [*Indicate area affected by the building work*] Current, lawfully established, use: _____ Year First Constructed: _____ *[Add no. of occupants per level and per use if more than 1]*_____

2. OWNER

Name of Owner: _____

Contact person: _____

Mailing address:_____

_____

Street address/registered office:_____

_____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours:_____ Facsimile: _____

Email: _____

Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☐ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: _____

Contact person: _____

Mailing address:_____

_____

Street address/registered office:_____

_____

Phone No: Landline: _____

Mobile: _____ Daytime: _____

After hours:_____ Facsimile: _____

Email: _____

Website _____

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

_____

FIRST POINT OF CONTACT *[Mark boxes as appropriate]*

Further information ☐ Agent ☐ Owner

Invoicing: ☐ Agent ☐ Owner

Correspondence ☐ Agent ☐ Owner

Additional copy of Code Compliance Certificate ☐

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4. APPLICATION [Tick if applicable]

I,*[name]* _____request that you issue one of the following *[for the building work described in this application]*:

Signature:

Signature: _____ Date: _____

The signature is that of the ☐ Owner OR the ☐ Agent on behalf of and with the approval of the Owner.

☐ Building Consent

☐ Staged Consent

☐ Project Information Memorandum (PIM)

Existing PIM No [if applicable] is: _____

Restricted Building Work applicable? ☐ Yes ☐ No

Cultural or Heritage Significance? ☐ Yes ☐ No

Financial assistance package [FAP] re-clad application - or claim under FAP scheme? ☐ Yes ☐ No If yes, FAP claim number: _____

National Multiple Use Approval? ☐ Yes ☐ No If yes, NUA number: _____

To be completed in lieu of Authorisation Letter:

I, _____ as the owner of the property, authorise _____ to act as my agent.

Signature:

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 2020 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: *[Provide sufficient information below to enable scope of work to be fully understood]*

_____

_____

_____

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____*[Years]*

List Building Consents previously issued for this project (if any): _____

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]*

7. RESTRICTED BUILDING WORK

Will the building work include any restricted building work? ☐ Yes ☐ No If Yes, please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [*If these details are unknown at the time of the application, they must be supplied before the building work begins].*

Complete in contacts section below

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8. CONTACTS [Provide all details where relevant]

Please provide the following details of all practitioners who will be involved in carrying out or supervising the building work regardless of whether it is restricted building work.

DESIGNER: Name: _____ Address: _____ Email: _____ Telephone:_____ LBP No:_____ License Class: DESIGN	ENGINEER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: DESIGN
BUILDER: Name: _____ Address: _____ Email: _____ Telephone:_____ LBP No:_____ License Class: CARPENTRY	BRICK / BLOCK LAYER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: BLOCKLAYING
ROOFER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____
PLUMBER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____	DRAIN LAYER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____
LICENSED BUILDNG PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: _____	OTHER KEY PERSONNEL: Name: _____ Address: _____ Email: _____ Telephone:_____ Reg No:_____ License Class: _____

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9. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, storm water or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of storm water and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

The following plans and specifications are attached to this application:

_____

10. COMPLIANCE METHODS:

Building Code Clause *Tick relevant clauses*	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ B1 Structure	☐ AS/NZS1170 ☐ B1/AS1 ☐ B1/AS2 ☐ B1/AS3 ☐ NZS4229	☐ B1/VM1 ☐ B1/VM2 ☐ B1/VM3 ☐ B1/VM4	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ B2 Durability	☐ B2/AS1	☐ B2/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ C1-6 Protection from Fire	☐ C/AS1 ☐ C/AS2	☐ C/VM1 ☐ C/VM2	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121	☐ D1/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ E1 Surface water	☐ E1/AS1 ☐ E1/AS2	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ E2 External moisture	☐ E2/AS1 ☐ E2/AS2 ☐ E2/AS3 ☐ E2/AS4 ☐ SED	☐ E2/VM1 ☐ E2/VM2	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ E3 Internal moisture	☐ E3/AS1 ☐ E3/AS2		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F2 Hazardous building materials	☐ F2/AS1	☐ F2/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____

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☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____

Building Code Clause ***Tick relevant clauses***	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ F7 Warning systems	☐ F7/AS1		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*): _____
☐ F9 Restricting access to residential pools	☐ F9/AS1		☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G4 Ventilation	☐ G4/AS1	☐ G4/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G7 Natural light	☐ G7/AS1 ☐ G7/AS2	☐ G7/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*): _____
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*): _____

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

Supporting documentation attached as follows [please list]:

_____

_____

_____

_____

12. COMPLIANCE SCHEDULE:

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

There are no specified systems in the building ☐ **Applicant to complete**

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]	**COUNCIL**	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007 (List Systems)									
	☐	☐	☐	☐	☐	☐	☐	☐	☐

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		☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐

13. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☐ Plans and specifications (list) _____

_____

_____

_____

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: [Please specify]:_____

_____

_____

_____

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ _____ GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	$ _____
Building Admin / Circulation	$ _____
Technical Processing fee	$ _____
Inspection fee	$ _____
Land Development fee	$ _____
LODGEMENT FEE	**$** _____
Technical Processing fee	$ _____
Inspection fee	$ _____
Industry Levy (MBIE)	$ _____
Industry Levy (BRANZ)	$ _____
External Review (Geotechnical)	$ _____
External Review (Structural)	$ _____
Land Development	$ _____
Compliance Schedule	$ _____
Vehicle Crossing	$ _____
Street Damage	$ _____
Water Connection	$ _____
Sewer Connection	$ _____
Development Contribution	$ _____
_____	$ _____
_____	$ _____
TOTAL BALANCE PAYABLE	**$** _____

Lodgement deposit	$ _____
Date paid	_____
Receipt No.	_____
Consent fee balance	$ _____
Date paid	_____
Receipt No.	_____

Granted by _____

Signature _____

Date _____

Issued by _____

Signature _____

Date _____

Please complete

Forward any refunds or further invoices to:

_____

_____

_____

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

ROTORUA LAKES COUNCIL

GREAT LAKE TAUPŌ

Opotiki District Council Strong Community Strong Future

Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

Building Consent Application Checklist

MINOR

☐ Fireplace	☐ Demolition/Removal	☐ Swimming Pools	☐ Solar	☐ Drainage	☐ Wet area shower

Address: _____ **Date Vetted:** _____

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use Circle as appropriate		Doc ref./ page #	**General Documentation Required (All)**	**Council Use**		
Yes	N/A		Application form completed in full and signed	Yes	No	N/A
Yes	N/A		Lodgment fee (refer to Schedule of Fees and Charges for amount)	Yes	No	N/A
Yes	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	Yes	No	N/A
Yes	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100. Index provided for plans and specifications	Yes	No	N/A
Yes	N/A		All documents including photocopies must be legible	Yes	No	N/A
Yes	N/A		All plans are to be titled and dated (or version number)	Yes	No	N/A
			Legal Documentation Required (All)			
Yes	N/A		Full, current (less than three months old) Certificate of Title	Yes	No	N/A
Yes	N/A		Sale and purchase agreement with settlement date provided and confidential information hidden (if applicable)	Yes	No	N/A

Comments – Council Use Only

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Customer Use Circle as appropriate		Doc ref./ page #	Solid Fuel Heaters	Council Use		
☐ Section NA				☐ Section Accepted		
Yes	N/A		Is the proposed appliance 'clean air' approved?	Yes	No	N/A
Yes	N/A		Location of SFH on floor plan in relation to windows, doors and flammable materials	Yes	No	N/A
Yes	N/A		Make and model provided	Yes	No	N/A
Yes	N/A		Manufacturers specifications provided including hearth information	Yes	No	N/A
Yes	N/A		Cross section through roof including height of flue in relation to roof	Yes	No	N/A
Yes	N/A		Flashing details (roof/wall penetrations)	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Seismic restraint detailed	Yes	No	N/A
☐ Section NA			**Wetback Installation**	☐ Section Accepted		
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Wetback installation diagram/manufacturers installation instructions	Yes	No	N/A
Yes	N/A		Tempering valve information provided	Yes	No	N/A
☐ Section NA			**Other Solid Fuel Heaters**	☐ Section Accepted		
Yes	N/A		Second hand fire producer statement (from an approved recognised expert)	Yes	No	N/A
Yes	N/A		Diesel burner information including isolating tap	Yes	No	N/A
Yes	N/A		Piping layout supplied	Yes	No	N/A

☐ Section NA			**Plumbing and Drainage**	☐ Section Accepted		
Yes	N/A		All existing SEWERS, sewer connections and sewer drain locations and depth shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		Proposed sewer and stormwater drains/soak holes, terminal vents shown	Yes	No	N/A
Yes	N/A		All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A		Specifications for hot water heating system (consider seismic restraints)	Yes	No	N/A
Yes	N/A		Stormwater disposal design and calculations	Yes	No	N/A

☐ Section NA			**Wet Area Showers (Level entry)**	☐ Section Accepted		
Yes	N/A		Entire floor plan and including location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Cross section of shower construction including timber treatment	Yes	No	N/A
Yes	N/A		Product specifications for the shower system including substrate, tanking and its appraisal certificates and all impervious finishes	Yes	No	N/A
Yes	N/A		Size and gradient of waste pipes and any additional ventilation to same	Yes	No	N/A

Comments – Council use only

Customer Use Circle as appropriate		Doc ref./ page #	Solar Heating	Council Use ☐ Section Accepted		
☐ Section NA						
Yes	N/A		Specifications and installation details	Yes	No	N/A
Yes	N/A		Location of solar panels/ tubes/roof tank on roof plan (orientation)	Yes	No	N/A
Yes	N/A		Flashing and installation details for pipe penetrations through walls/roof details	Yes	No	N/A
Yes	N/A		Demonstrate roof structure is designed for additional load (weight)	Yes	No	N/A
Yes	N/A		Water pipe type and insulation requirements	Yes	No	N/A
Yes	N/A		Location and distance of all smoke alarms	Yes	No	N/A

☐ Section NA			Demolition/Removal	☐ Section Accepted		
Yes	N/A		Have building/s to be removed been identified on a site plan?	Yes	No	N/A
Yes	N/A		Confirmation received that any services are to be capped off	Yes	No	N/A
Yes	N/A		Have any hazardous building materials been identified, such as asbestos?	Yes	No	N/A
Yes	N/A		Consideration of impact on adjoining/adjacent buildings i.e. specified systems, weather tightness, structure, site management	Yes	No	N/A

☐ Section NA			Swimming Pool/Spa Pool	☐ Section Accepted		
Yes	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	N/A		Plan of all floors describing the function of each room including all doors and windows and location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions	Yes	No	N/A
Yes	N/A		Show access restrictions and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to approved outfall	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
Comments – Council use only						

Council Specific Requirements – Please complete for your related Council

☐ Section NA			Tauranga City Council	☐ Section Accepted		
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A

☐ Section NA			Rotorua Lakes Council	☐ Section Accepted		
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	N/A

☐ Section NA			Whakatane District Council	☐ Section Accepted		
Yes	N/A		Peer review required Structural ☐ Geotech ☐	Yes	No	N/A
Yes	N/A		Comments required by Council 3 Water Engineers	Yes	No	N/A
☐ Section NA			Opotiki District Council	☐ Section Accepted		
☐ Section NA			South Waikato District Council	☐ Section Accepted		
☐ Section NA			Kawerau District Council	☐ Section Accepted		
Yes	N/A		Geotechnical report for new and relocatable buildings	Yes	No	N/A
Yes	N/A		Relocatable/transportable Buildings – Please provide re-site report	Yes	No	N/A
☐ Section NA			Western Bay of Plenty District Council	☐ Section Accepted		
☐ Section NA			Taupo District Council	☐ Section Accepted		
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
Yes	N/A		Electronic plans/documentation provided	Yes	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	N/A
			Please specify how you would like to receive your approved documents: *(select one option)* ☐ USB ($10.00) ☐ Paper copy - Plans only printed to a **maximum size of A3**. *Due to this the scale of plans may be affected.* ($35.00 minimum fee)			

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing: _____ Date: _____

Signature: _____ ☐ Agent ☐ Owner ☐ Other: _____

Name to be on invoice: _____

Payment Details: _____

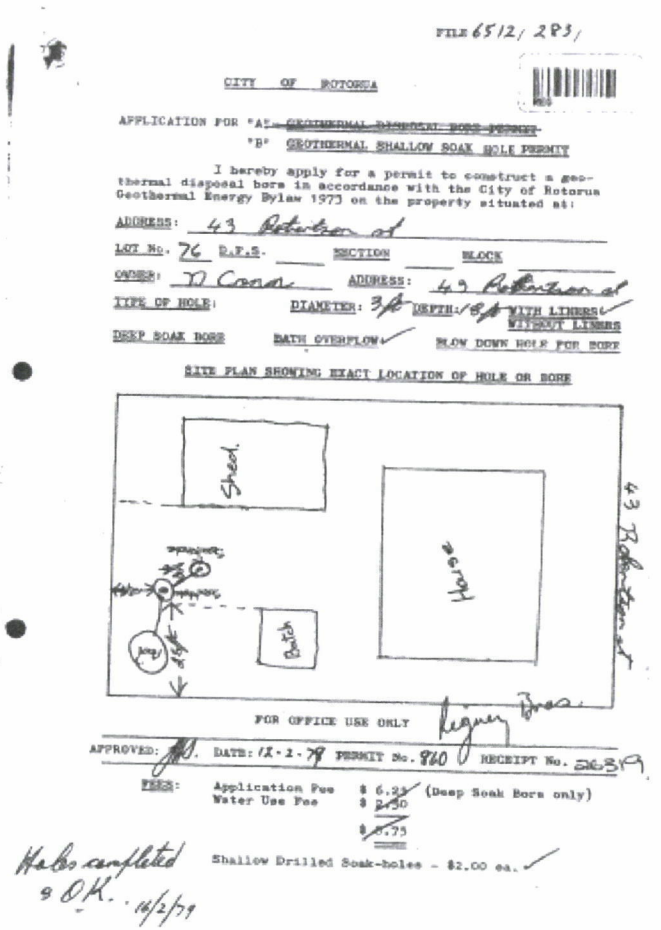
COUNCIL USE ONLY

Outcome of decisions – Council Use Only	Officer	Date	Time
O This application was not accepted for lodgement because documentation was incomplete			
O This application needs to be re-vetted			
O Documentation is now complete and the application is accepted for lodgement			
O Application will now proceed for compliance checking			

Project Type					
RBW	Yes ☐ No ☐	**Type**	PIM ☐ PIM/BC ☐ BC ☐	**Category**	R1 ☐ R2 ☐ R3 ☐ C1 ☐ C2 ☐ C3 ☐
Comments – Council use only					

MAP NO. U16	GRID REF	WELL NUMBER 618/06 Soak Holes (two Holes)	PHOTOS
WELL DEPTH 5.5mt	Measured/Reported	Well Diameter (mm) 900mm	
Yield M3/day or L/min		Well Driller Rigney Bros	
Drilling Date 16/02/1979	Well Type – Production / Re-injection / DHE / Coil / Other Soak Holes x2		
Owner Mr Conn	Address 43 Robertson street		
Source of information on location / log / etc RDC site visit	RDC Permit No. 860 + Bore users data 1989 + RDC Property file		

REMARKS	LOCATION MAP



FILE 6512/283/

CITY OF ROTORUA

APPLICATION FOR "A" ~~GEOTHERMAL DISPOSAL BORE PERMIT~~
"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT

I hereby apply for a permit to construct a geothermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1977 on the property situated at:

ADDRESS: 43 Robertson st
LOT No. 76 D.P.S. ____ SECTION ____ BLOCK ____
OWNER: D Conn ADDRESS: 43 Robertson st
TYPE OF HOLE: DIAMETER: 3/- DEPTH: 18/- WITH LINERS / WITHOUT LINERS
DEEP SOAK BORE BATH OVERFLOW ✓ BLOW DOWN HOLE FOR BORE

SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE

Shed
Horse
Bath
43 Robertson st

FOR OFFICE USE ONLY Rigney Bros.

APPROVED: DATE: 12-2-79 PERMIT No. 860 RECEIPT No. 26319

FEES: Application Fee $ 6.25 (Deep Soak Bore only)
Water Use Fee $ 2.50
$ 8.75

Shallow Drilled Soak-holes - $2.00 ea. ✓

Holes completed & O.K. 16/2/79

RRD002BJD8

Document Number: RDC-860856

Date Registered: 13/9/2018

FILE 6512/283/

REG

CITY OF ROTORUA

APPLICATION FOR "A" ~~GEOTHERMAL DISPOSAL BORE PERMIT~~

"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT

I hereby apply for a permit to construct a geothermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

ADDRESS: 43 Robertson st

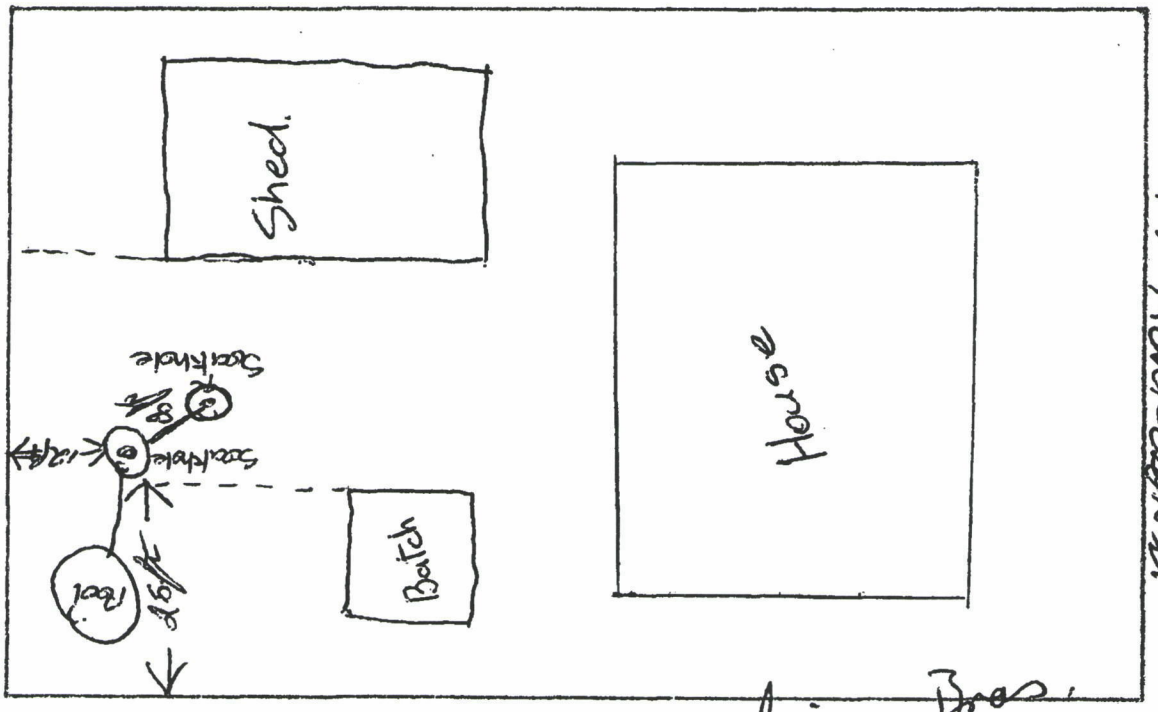
LOT No. 76 D.P.S. ____ SECTION ____ BLOCK ____

OWNER: D Cona ADDRESS: 43 Robertson st

TYPE OF HOLE: DIAMETER: 3ft DEPTH: 18ft WITH LINERS ✓ WITHOUT LINERS

DEEP SOAK BORE BATH OVERFLOW ✓ BLOW DOWN HOLE FOR BORE

SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE



Regner Bros.

FOR OFFICE USE ONLY

APPROVED: JMS. DATE: 12-2-79 PERMIT No. 860 RECEIPT No. 26319

FEES: Application Fee $ 6.25 (Deep Soak Bore only)
Water Use Fee $ 2.50
$ 8.75

Shallow Drilled Soak-holes - $2.00 ea. ✓

Holes completed
& OK. 16/2/79

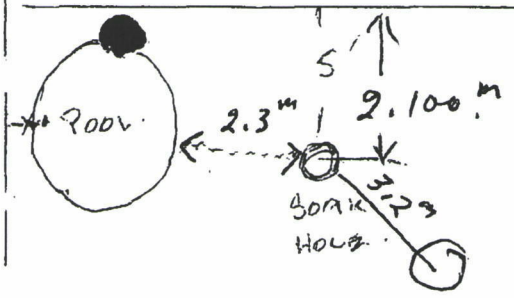
Document Set ID: 3363941
Version: 1, Version Date: 13/09/2018

Joe Smith

Document Set ID: 3363941
Version: 1, Version Date: 13/09/2018

GEOTHERMAL SITE PLAN

File No. 6512/283/



REG

GAMES ROOM.

EXISTING THERMAL LINE FROM GAS SEPARATOR.

GARAGE.

HOUSE.

43. ROBERTSON ST

Indicate in plan form in the space above the location of the following geothermal works and structures on the property:

(i) Main building, accessory buildings, mineral pools or baths;

(ii) Production bore;

(iii) Disposal bore or soak hole;

(iv) Reticulation lines, effluent lines and heat exchangers;

(v) Gas separation units, check valves etc.;

(vi) Position and heights of atmospheric vents.

Document Set ID: 3363941
Version: 1, Version Date: 13/09/2018

14 February 2017

SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

File Ref: P02059
Building Consent No: 73435

Dear Sir,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 73435

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

KP Shand

Karen Shand
Business Support Advisor
Consent Solutions

Encl.

RRD0028QK7

Document Number: RDC-772638

Date Registered: 17/10/2017

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ROTORUA LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

Code Compliance Certificate: 73435
Amendment 73435/001
Section 95, Building Act 2004

Issued: 14 FEB 2017

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652
Building Name:	DWELLING
Intended Use:	DWELLING (DETACHED)
Description of Work:	UPGRADE 2 BATHROOMS, INSTALL CAVITY SLIDER DOOR, ADD CARPORT, CHANGE TWO GARAGE DOORS TO ONE Delete carport, garage door remains as 2 doors (3/10/16)
Year First Constructed:	2016

The Owner

Name & Address of Owner:
SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

Contact Person:
Alan Skipwith

First point of contact for communications with the building consent authority:
MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015
ross.malcolm@slingshot.co.nz

Building Work

Building Consent no: 73435
Issued by: Rotorua District Council (Operating as Rotorua Lakes Council)

Code Compliance

The Building Consent Authority named above is satisfied, on reasonable grounds, that –

(a) the building work complies with the Building Consent.
~~(b) the specified systems in the building are capable of performing to the performance standard set out in the Building Consent~~
~~**Attachment**~~
~~Compliance Schedule~~

Signed for and on behalf of the Council:

Name: Karen Shand

Position: Business Support Advisor, Consent Solutions

14 Feb 2017

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

14 February 2017

SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

File Ref: P02059
Building Consents no: 73435

Dear Sir

73435 - 43A ROBERTSON STREET, GLENHOLME

We confirm that the sum of $136.00 being refund for the unused portion of inspection fees has been deposited to your bank account.

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully

Ed Wilkins
Senior Building Inspector
Compliance Solutions

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ROTORUA LAKES COUNCIL	**Code Compliance Certificate Assessment Checklist** Barry Taylor	Ref: CCC 01 Ver: 12 Issued: 21 Nov 2014 RDC-39977 Page 1 of 2

BC No.: 73455 **Date:** 10-2-17

Address: 43A Robertson Street.

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	(P)	F	N/A	Work Completed To The Amended Plans.
2	All the required inspections have been completed	(P)	F	N/A	As Required Due To The Amendment.
3	Check sheets are complete	(P)	F	N/A	Checked - OK.
4	Instruction sheets/ NTF complied with	(P)	F	N/A	Completed By Inspector.
5	BC conditions have been complied with	(P)	F	N/A	Checked OK.
6	PIM requirements have been complied with	(P)	F	N/A	RIC Granted, Five Year Cert.
7	All documents have BC number on them	(P)	F	N/A	BC# Recorded On All Doc's.
8	Energy work certificate has been provided (if required) (section 94(3))	(P)	F	N/A	Electrical & Gas Provided.
9	Specified systems are capable of performing in accordance with performance standards (94(1b))	P	F	(N/A)	Domestic Building
10	Is a compliance schedule required or requires amending? (Section 100(2))	P	F	(N/A)	" "
11	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2)) (No of)	(P)	F	N/A	Form 6A x1 Received & Accepted By B.O.
12	TA informed by LBP that building work not carried out in accordance with consent (89)	P	F	(N/A)	None.
13	Any amendments/ as builts have been issued and whether documentation associated with these has been properly completed.	(P)	F	N/A	As Built Space Plan On File
14	Photographs of elevations	P	F	(N/A)	Internal Alterations.
15	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	P	F	(N/A)	None On B.C
16	Plumbing statements	P	F	(N/A)	
17	Pile driving	P	F	(N/A)	None Due To Amendment
18	Foundation observation	P	F	(N/A)	
19	Ground conditions including compaction	P	F	(N/A)	
20	Waterproofing	(P)	F	N/A	B.O.C Checked - OK.
21	Structural reviews	P	F	(N/A)	
22	Home heating (fires)	P	F	(N/A)	
23	Glazing	P	F	(N/A)	None On B.C
24	Drainage	P	F	(N/A)	
25	Roofing SOC	P	F	(N/A)	
26	Smoke alarms ~~and sprinklers~~	(P)	F	N/A	Recorded & Checked By B.O.
27	Emergency warning systems	P	F	(N/A)	
28	Fire doors	P	F	(N/A)	
29	Spread of flame	P	F	(N/A)	None On B.C
30	Backflow	P	F	(N/A)	
31	Lifts (electrical and installation)	P	F	(N/A)	
32	Mechanical ventilation	P	F	(N/A)	
33	Exterior plaster systems	P	F	(N/A)	

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

No	Item				Comments / Reasons for Decision
34	Producer Statements are correctly formatted?	P	F	(N/A)	NONE.
35	Statement of Compliance is correctly formatted?	(P)	F	N/A	CHECKED OK.
36	Form 6 received and complete	(P)	F	N/A	COMPLETED FORM CHECKED.
37	Other	P	F	(N/A)	
38	Other	P	F	(N/A)	
39	Other	P	F	(N/A)	NONE.
40	Other	P	F	(N/A)	
41	Damage deposit can be released	P	F	(N/A)	NO DEPOSITS
42	Crossing deposit can be released	P	F	(N/A)	

Additional Fees or Refund Applicable	Insp hrs allowed 4.0	Insp hrs used 3.25	Balance .75	$136	Fees *(circle)*	(Refund *(circle)*)	NA
Reason for refund or additional fees *(wording to applicant)*	Consent amended to remove carport.						

Site Development Form to be sent with CCC	YES	(NO)	Modification / Waiver applies	YES	(NO)
CCC Assessment (If F request info below)	(P)	F	As Built / Supplied Plans in Poly	(YES)	(NO)

NOTES: KAREN'S REFUND ATTACHED.

All information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Senior Building Inspector or Building Solutions Lead).

Name: E Wilkins Signature:

Date Received *On site inspection date received (this is the date when the clock starts)*	**Date Suspended** *Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)*	**Date Responded** *Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)*	**Date Approved by TL or MBS** *Date approved by delegated Office*	**Date Refused to Issue by TL or MBS** *Date refused to issue by delegated Office*
3-11-16	3-11-16	26-1-17	26-1-17.	N/A.

Business Support Advisor to Complete (**P**= copies sent for filing with building consent documents) *If not applicable circle* **NA**

Copy of code compliance certificate	(P)	N/A	Copy of Site Development sent to owner	P	(N/A)
Copy of certificate cover letter	(P)	N/A	Copy of compliance schedule	P	(N/A)
All information collated and sent to records	(P)	N/A	Copy of compliance schedule statement	P	(N/A)
Bond refund	P	(N/A)	Copy of letter refusing to issue CCC	P	(N/A)

Name: K Shand Signature:

Date Issued by BSA *Date when Business Support Advisor issues CCC* Date: 14 - 2 - 17

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

Shaping Rotorua

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL

GREAT LAKE TAUPŌ Taupō District Council

Opotiki District Council Strong Community Strong Future

Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE Section 92, Building Act 2004

04 NOV 2013 73435

THE BUILDING CONSENT

Building consent number: # 73435

Issued by [*name of building consent authority that granted building consent*]: Rotorua District Council

THE OWNER

Name of owner [*include preferred form of address, eg, Mr, Miss, Dr, if an individual*]:

Amari Skipwith

Contact person [*if the applicant is not an individual*]:

Mailing address: 43 A Robertson St Glenholme Rotorua

Street address/registered office: N/A

Phone number: Landline: Mobile: 027 905 7244

Daytime: After hours:

Facsimile number:

Email address: skipwith560@gmail.com Website [if applicable]:

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

[*Only complete this section if the application is being made on behalf of the owner*]

Name of agent:

Contact person [*if the agent is not an individual*]:

Mailing address:

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address: Website [*if applicable*]:

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

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 [*state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand*]:

73435

APPLICATION

All building work to be carried out under the above building consent was completed on *[insert date]*: APRIL 2015

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised
MALCOLM ~~BRIAN~~ MCHALE	CARPENTER	103616	~~APRIL 20~~ ALL CARPENTRY

The personnel who carried out building work other than restricted building work are as follows:
[*List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers*]

ROSS PARKES TILER
BEN RAWLINSON / NEW BARD PLUMBERS
MARK BRANNIGAN ELECTRICIAN
NO

Note: *continue on another page if necessary*

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:
[list specified systems]

N/A

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]*

TO OWNER.

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

Name of person signing: A SMITH
Date: 3-11-2016

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

Building Consent Authority Inspection Summary Sheet

Ref: IF 02
Ver: 6
Issued: 17 July 2014
Doc No: IT-639923
Page 1 of 2

BC ONLY
73435

BUILDING CONSENT NO.	DATE ISSUED: 19. 3. 15
DESCRIPTION OF WORK: Alterations + New Carport	
SITE ADDRESS: 43A Robertson Street	
OWNER: SKIPWITH PH: 0274 905724	BUILDER: McHale Builders PH: 0274 545296
Building Category:	CCC Decision Date: 19. 3. 17

Inspections	Allowance	Used	$ Adjustment
Number of on-site inspections allowed for:	6	5	- 1
Total inspection time allowance (hours):	4 hr	3.25	$136.00
Inspection travel allowance – one way (min):	4 min		
Total	(Credit)	Charge	$136.00 Refund.

P = PASS **F = FAIL**

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
				PIM 73387 issued for project	
				and Section 37 issued as RC	
				required for Carport construction	
Res. Consent granted				11-3-15	
20-3-15	11:00 - 12:00	60	Jon	Pre-line	1/4 P
				Pre-line P(E)	1/4 P
30-3-15	4:00-4:15	15	Jon	Post-line	1/4 P
14-4-15	2:15-3:00	45	BIM	Wet Areas	1/4 Pass
AMENDED PLANS - 3 OCT 2016 RECEIVED				S.O.C. to come from tilers	
				Delete carpet garage door remains as 2 doors	
				Issued 3/11/16	
3-11-16	2:15 - 3:05	50	GJM	FINAL	FAIL ✓ GJM

SEE INST SHT 20737.

BC 73435

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
19.12.16	10.30 - 10.45	15	GJM	FINAL RECHECK	FAIL
				ITEMS 1, 2 & 3 STILL APPLY	
				ON INST SAT 20737	
				(JUST PAPERWORK) CARD	
				GIVEN TO ALANS WIFE TO	
				FORWARD PAPERWORK TO ME	
26.1.17	G Marjoribanks			FINAL RECHECK	PASS
		15		ALL INFO RECD TO COMPLETE	
				INST SAT 20737	

Project Information Memorandum No: 73387

Section 34, Building Act 2004
Received: 16 Feb 2015
Issued: 24 Feb 2015

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

Agent
MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Owner
SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
24A MCLEAN STREET
GLENHOLME
ROTORUA 3010

Site Information

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number	06512 283 00 A
Legal Description::	FLAT 1 DPS29652

Project Information

Project is for	NEW 2 BAY GARAGE DOOR AND CONSTRUCT CARPORT
Intended Use	GARAGE/CARPORT (OUTBUILDING)
Intended life:	Indefinite but not less than 50 years
Value of Work:	24,500

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED
The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

LAND USE CONSENT
The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

SPECIAL FEATURES OF LAND

EARTHQUAKE ZONE 2
The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B
Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

GENERAL INSPECTIONS

GEOTHERMAL CONSULTANT
Because of the potential hazard from geothermal activity on this site, you will be required to engage the services of a geothermal consultant and/or geotechnical engineer to prepare a report and foundation design for approval by Council or confirmation by peer review if Council deems necessary.

HYDROGEN SULPHIDE
Because of the potential hazard from Hydrogen Sulphide you will need to provide a gas proof membrane beneath all foundations and slabs. The membrane shall be approved for hydrogen sulphide and installed in strict accordance with the manufacturers recommendations.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD
The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

VEHICLE CROSSING TO BE INSTALLED
The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice. Note that a Road Corridor Access Request will be required for these works.

STORMWATER DISPOSAL

The proposed building work is to be sited on land which Council has identified as not being serviced by a public stormwater system. All stormwater runoff from any new roof or hard standing areas shall be collected and disposed of "onsite" in accordance with the Building Act Requirements

SEDIMENT CONTROL
During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to $1000.00.

SUMP CONNECTION
All sump connections must be to the Building Code E1/AS1 Sections 3.6. & 3.7. with submerged outlets (trapped). All sumps are to be independent of the main line.

URBAN WATER SUPPLY

CONNECTED TO SUPPLY
The proposed building work is to be sited on land which Council has identified as already having a connection to a Public Urban Water Supply administered by Council. Refer to attached services plan for location.

SEWERAGE DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)
The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE
Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

LAND USE CONSENTS

APPLICATION RECEIVED
Resource Consent has been applied for on 30 November 2015. The consent number is RC15188.
The planner processing the application is Simon Thurston.

Signed for and on behalf of the Council:

Name: Ann Kelly Position: Consents Solutions Business Support Advisor

Signed: Date: 24 FEB 2015

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

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

24 February 2015

File Ref: P02059
Building Consent No: 73387

Site address: ROBERTSON STREET GLENHOLME

MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Section 37, Building Act 2004

Form 4 Certificate issued by Rotorua District Council

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER THE RESOURCE MANAGEMENT ACT 1991 UNTIL THE RESOURCE CONSENT CURRENTLY BEING PROCESSED HAS BEEN GRANTED OR ONE BEEN APPLIED FOR

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

Land Use consent to construct a carport 250mm from the side boundary.

It is noted that resource consent is currently being processed under RC15188. As this resource consent will, or may materially affect the building work to which the attached project information memorandum or building consent relates, until it has been granted, no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature Ann Kelly — Building Officer

On behalf of Rotorua District Council — Date: 24 FEB 2015

ROTORUA PARTNER
Document Set ID: 3231003
Version: 2, Version Date: 17/10/2017

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

Building Consent No: 73435

Section 51, Building Act 2004
Issued: 19 Mar 2015

Agent
MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Owner
SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
24A MCLEAN STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for:	UPGRADE 2 BATHROOMS, INSTALL CAVITY SLIDER DOOR, ADD CARPORT, CHANGE TWO GARAGE DOORS TO ONE
Intended Use:	DWELLING (DETACHED)
Intended Life:	Indefinite but not less than 50 years

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:

Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

NOT READ AS CARPORT NOT BUILT - DELETED BY AMENDMENT

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

N/A Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).
(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)

ROTORUA PARTNER SHAPING ROTORUA

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N/A Wrap/Cavity Battens - (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars). AS ABOVE

✓ Pre-Line Building-(including insulation, framing connections and moisture content) 20.3.15

✓ Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection) 20.3.15

✓ Wet Areas -Tanking - (shower tanking or tanking of basements). 14.4.15

✓ Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed). 30.3.15

✓ Final Inspection when all building work is complete

✓ Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Group 1 - Prewrap and wrap only

Group 2 - Preline building and Preline P & D

Important Endorsements

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.

N/A Bearing Capacity
A suitably qualified person shall be retained by the owner to certify the minimum bearing capacity for the foundation design has been met. A PS4 must be submitted within five working days after testing.

✓ Completion of Work
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

RESTRICTED BUILDING WORK

✓ Carpentry (primary structure, external moisture management system)

N/A Foundations (primary structure, external moisture management system)

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ADDITIONAL FEES:

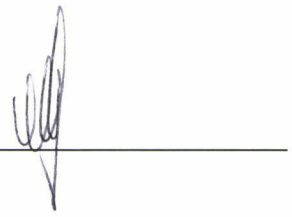
During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Ann Kelly Position: Consents Solutions Business Support Advisor.

Signed:  Date: 19 MAR 2015

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Version: 2, Version Date: 17/10/2017

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

RESTRICTED BUILDING WORK RECORD

CPF 24
Ver. 4
Issued 07 January 2014
1 of 2
RDC-263371

BC No: 73435

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class *(Circle one)*	License No.	License current @ BC issue (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
25/2/15 noted from 24	Ross Malcolm	~~FOU~~ ~~CAR~~ ~~BRI~~ ~~EXT~~ ~~ROO~~	BP 115391	✓ checked online	not Required	2A provided	Yes checked 17/3/15
Notes *(change scope of work etc)*		Designer					

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
27/3/15	Malcolm McHale	(FOU) (CAR) BRI EXT ROO	BP 103616	✓ 17/3/15		RECD 26.1.17	Yes 26.1.17
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

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Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

Date written advice received from owner	Name of LBP/Owner Builder *(Circle one)*	Component/ License Class	License No.	Current License ? (√)	Recorded in Ozone *(Admin. to complete date)*	6A Received (√)	License current @ receipt of 6A (√)
		FOU CAR BRI EXT ROO					
Notes *(change scope of work etc)*							

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Form 6A CARPENTER PAGE 1 OF 2.

Memorandum from licensed building practitioner: Record of building work

26 JAN 2017

73435

Section 88, Building Act 2004

THE BUILDING

Street address of building: 43a Robertson St. Rotorua.

THE PROJECT

Building consent number: 73435

THE OWNER

Name: Alan Skipworth

Address: 43a Robertson St Rotorua.

Phone : _____ or Mobile: _____

Email: _____ Fax: _____

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

Work that is restricted building work	Description	Carried out/ supervised
[Tick]	*[If necessary, describe the restricted building work]*	*[Specify whether you carried out this design work or supervised someone else carrying out this design work]*
Primary structure		
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised
Walls ☐		☐ Carried out ☐ Supervised
Roof ☐		☐ Carried out ☐ Supervised
Columns and beams ☐		☐ Carried out ☐ Supervised

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Primary structure cont'd	CARPENTER PAGE 2 OF 2.	
Bracing ☑	Stairwell & Upstairs bathroom & Study wall	☐ Carried out ☑ Supervised
Other ☐		☐ Carried out ☐ Supervised
External moisture management systems		
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐	26 JAN 2017 73435	☐ Carried out ☐ Supervised
Ventilation system for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised
Note: continue on another page if necessary.		

ISSUED BY:

Name: Malcolm McHale

LBP number: BP103616

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers Registration Number [if applicable]: _____

Mailing address: _____

Street address or registered office: 49 Sophia St

Phone No: Landline: _____ Mobile: 027448995

Daytime: _____ After hours: _____

Fax: _____

Email address: _____ Website: _____

DECLARATION

I Malcolm McHale *[name of practitioner]*

carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: 7/11/16

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ROTORUA LAKES COUNCIL

Inspection Checklist: Domestic Final

BC No: 73435	**Contact on site** *(Name, licence no. – RBW, company & position)* ALAN – OWNER
Date: 3.11.16	
Inspector: GJM	**Area of work inspected:** ALL OF ALTS.

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's or as Builts to be provided, if applicable)*

- CARPORT & ALTERATION TO DOUBLE GARAGE DOOR DELETED BY AMENDMENT.

- AREA OF WORK NOW 2x BATHROOM ALTS, STAIR INFILL UPSTAIRS OF BALUSTRADE & SLIDING DOOR TO STUDY.

If Inspection Result = PASS then date and sign	**Date** 26.1.17	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		20737

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	Building Consent Documentation				Comments (reasons for decisions)
1	**Form 6**	(P)	F		RECD
	Form 6As *(record quantity)*	P	(F)		1x REQD.
2	**Approved Building Consent documents on site**	(P)	F		ON SITE + AMENDMENT
4	Inspections as scheduled	(P)	F		COMPLETED
5	Conditions of BC.	(P)	F		
6	Building work completed to consent documents	(P)	F		TO MATCH AMENDMENT
3	Check conditions of PIM	P	F	(N/A)	BC ONLY
7	Application to amend BC received	(P)	F	N/A	AMENDMENT GRANTED
8	Site development fact sheet given	Yes		(No)	
9	Sec 269 – Substitutions may involve certified building methods or products,	P	F	(N/A)	NIL
10	Sec 364 – (*If the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? CCC or agreement with form one is compulsory.)*	(P)	F	N/A	PRIVATE DWELLING

Kitchen					Comments (reasons for decisions)
11	Food preparation and sink provision	P	F	N/A	
12	Impervious, easily cleaned wall finishes	P	F	N/A	
13	Bench top junction with wall linings (*sealed*)	P	F	N/A	
14	Hot & cold supply provided to sink	P	F	N/A	NOT ALTERED
15	Trap & waste fitted to sink	P	F	N/A	
16	Energy supply provided for cooking	P	F	N/A	
17	Space & power been provided for refrigerator or ventilation for food safe	P	F	N/A	
Laundry					**Comments (reasons for decisions)**
18	Laundry facilities (*washing machine space, tub etc)*	P	F	N/A	
19	Tub (*fixing and water trap*)	P	F	N/A	NOT ALTERED
20	Water supply *(cold min)*	P	F	N/A	
21	Impervious finish (*walls and floor*)	P	F	N/A	
Wet areas / WCs					**Comments (reasons for decisions)**
22	Impervious finish (*walls and floor*) (*Statement from water proof membrane installer*)	P	F	N/A	SOL READ
23	Joints in impervious surface finishes (*including flexible sealant at junctions to walls and sealant to base of toilet pans and between vanity tops and walls*)	P	F	N/A	ALL SEALED
24	Safety glazing for shower screens, doors & windows Clearly identified	P	F	N/A	SAFETY GLASS TO SHOWER
25	Shower cubicle watertight?	P	F	N/A	YES x2.
Ventilation					**Comments (reasons for decisions)**
26	Natural ventilation to occupied space	P	F	N/A	PROVIDED
27	Mechanical (*ducted to exterior*)	P	F	N/A	PROVIDED x2
Insulation					**Comments (reasons for decisions)**
28	Ceiling insulation installed correctly & clear of down lights	P	F	N/A	NOT CHANGED
29	Subfloor insulation protection (*Subfloor insulation in exposed locations such as under raised floor of a pole house may require protection).*	P	F	N/A	NOT CHANGED
Glazing					**Comments (reasons for decisions)**
30	Glazing to full height windows, doors, landings etc (*appropriate markings*)	P	F	N/A	NOT ALTERED

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P & D					Comments (reasons for decisions)
31	Seismic restraints to the water storage cylinder	P	F	N/A	INFINITY
32	Terminal vents terminate outside the building clear of openings (*Ensure all branch drain 10m or > are vented)*	P	F	N/A	
33	Waste pipe penetrations sealed in gullies	P	F	N/A	
34	Downpipes fixings and spreaders	P	F	N/A	
35	HWC vent protected against frost	P	F	N/A	
36	ORG (*150mm below lowest fixture overflow level and 75mm above finished ground levels 25mm above paving*)	P	F	N/A	
37	HWC drain to the exterior	P	F	N/A	
38	Hot water supply (*type of system eg infinity, low or mains pressure*)	P	F	N/A	INFINITY
39	Valves to HWC (*list valves fitted-cold water expansion, TPRV, tempering valve, open vent, isolating valve, pressure reducing valve*)	P	F	N/A	
40	Correct head for HWC	P	F	N/A	
41	AAV's accessible	P	F	N/A	
42	Water temperature	P	F	N/A	54·5.
Stairs / Landings / Handrails / Window Openings					**Comments (reasons for decisions)**
43	Handrails to internal and or external stairs	P	F	N/A	IN CLOSED UPSTAIRS
44	Lighting (switches at the top & bottom of stairway).	P	F	N/A	PROVIDED
45	Slip resistance *(Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.)*	P	F	N/A	CARPETED EXISTING
46	Treads and riser dimensions/ threshold heights	P	F	N/A	
47	Barriers (*Installed to all areas where there is a fall height of 1.000 or more can occur from the floor or opening in the exterior envelope of the building, or a change in level)*	P	F	N/A	FULLY COMPLIANT
48	Restriction stays (*to opening widow <760 above floor or a foothold. If there is a fall of 1.0m or more from floor level to limit opening to 100mm max).*	P	F	N/A	n/a
Smoke Alarms					**Comments (reasons for decisions)**
49	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	P	F	N/A	NIL FITTED
Exterior					**Comments (reasons for decisions)**
50	Exterior envelope status and type (*complete and weatherproof)*	P	F	N/A	
51	Elevations compared to consented documents?	P	F	N/A	
52	Flashings to openings complete and weathertight (*meter boxes, pipes, taps etc)*	P	F	N/A	NOT ALTERED
53	Parapet flashings correctly installed	P	F	N/A	
54	Wall cladding fixings/soakers/scribers status	P	F	N/A	
55	Brickwork weep holes/ventilation (*how is it achieved)* Top and bottom	P	F	N/A	

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56	Ground/paving heights (*record dimensions*)	P	F	N/A	NON COMPLIANT BUT NOT AFFECTED BY THIS
57	Decks/barrier heights / threshold dimensions (*complete separate deck checklist for remainder of deck*)	P	F	N/A	
58	Sub floor access/insulation/ ventilation type	P	F	N/A	
59	Roof cladding type /flashing status/ roof penetration flashings types	P	F	N/A	
60	Landscaping status (*completed or not*)	P	F	N/A	
61	Stormwater disposal from hardstand areas? *(confirm formation of cess pit)*	P	F	N/A	
On Site Effluent Disposal Systems					**Comments (reasons for decisions)**
62	System type matches BC	P	F	N/A	COUNCIL SEWER
63	Statement (construction review) supplied from the installer or designer?	P	F	N/A	
64	If required, can effluent disposal area be isolated from stock or vehicle damage, etc?	P	F	N/A	
Damage Deposit					**Comments (reasons for decisions)**
65	Footpath and/or kerb condition	P	F	N/A	
66	Can damage deposit be refunded? *If no, take photographs for evidence*	P	F	N/A	
Crossing Deposit					**Comments (reasons for decisions)**
67	Is crossing formed in accordance with RDC requirements?	P	F	N/A	
68	Can crossing deposit be refunded? *If no, take photographs for evidence*	P	F	N/A	
Overhead Power Lines					**Comments (reasons for decisions)**
69	Overhead power lines have correct clearance to building elements	P	F	N/A	N/L
PHOTOGRAPHS (compulsory)					**Comments (reasons for decisions)**
70	Photographs taken of all exterior elevations!	P	F	N/A	TAKEN.
Producer Statements/Statement of Compliance/ Certificates					**Comments (reasons for decisions)**
71	Energy Certificate for Electrical work	P	F	N/A	2x CERTS REQD
72	Energy Certificate for Gas work	P	F	N/A	
73	Exterior Plaster System	P	F	N/A	
74	Plumbing (*pressure tests*)	P	F	N/A	
75	As built drainage plan	P	F	N/A	
76	Membranes	P	F	N/A	TILER TO SUPPLY SOL.
77	Roofing	P	F	N/A	
78	As builts supplied	P	F	N/A	
79	Producer statements	P	F	N/A	
80	Survey certificates	P	F	N/A	
81	Other	P	F	N/A	
NOTICES					**Comments (reasons for decisions)**
82	***NTF and Instruction Sheets complied with?***	P	F	N/A	REF INST.

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NO: 12332

INSTRUCTION BOOK
BUILDING SERVICES

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

Site Address: 43a Robertson st

Building Consent No: 73435

Attention: Leon

Inspection Type: Pre-line

Instructions:

1) Conformation from the designer that brace B2 can be removed, or photo's of handi brace fitted.

AS BUILT REQ'D

Date Instructions complied with: By Postline inspection

Signed: _____ (Print name) Ian Lord

Date: 20-3-15

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Version: 2, Version Date: 17/10/2017

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

Inspection Checklist: Wet Areas/Tanking/Basements

Ref: IC 12
Ver: 5
Issued: 21 November 2014
Doc No: IT-639959
Page 1 of 1

BC No: 73435	**Contact on site** *(Name, licence no. – RBW, company & position)* Ross Parkes - Tiler.
Date: 14-4-15	
Inspector: BILL	**Area of work inspected:** Wet Areas

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable)*

Wet Area Showers x2.
Liquid Flash II in place.

Pass.

If Inspection Result = PASS then date and sign here	**Date** 14-4-15	**Signature** W Kenyon
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	Wet areas / Basements E2,E3,B2				Comments (reasons for decisions)
1	Approved Consent documents on site	(P)	F	N/A	On site
2	Previous comments/ instructions – PIM/BC conditions and endorsements	(P)	F	N/A	Checked
3	Wet area timber flooring type and treatment (*In wet areas where maintenance of an impervious coating cannot be assured plywood or timber flooring that has been treated to a min. of H3.1 shall be used (ref. NZS 3602: 2003 sec. 10.3.1)*	(P)	F	N/A	1/3 CCA Ply. + Tile Underlay walls + floor.
4	Condition of membrane substrate (*sound and appropriate)*	(P)	F	N/A	Sound + Appropriate
5	Product type and application (*which coat was observed ie final, 2nd etc)*	(P)	F	N/A	Liquid Flash II
6	Joints and corner details in membrane (*Jointing of impervious surfaces as specified i.e. PVC jointer, flexible sealant and reinforcing etc).*	(P)	F	N/A	All correct
7	Provision to contain accidental overflow (*multi unit situations*)	P	F	(N/A)	No Multi units.
8	Statement of Compliance Requested	(P)	F	N/A	SOC. To Come.
9	Sealing of penetrations	(P)	F	N/A	Correct
10	Confirm the membrane protection prior to backfilling.	P	F	(N/A)	N/A

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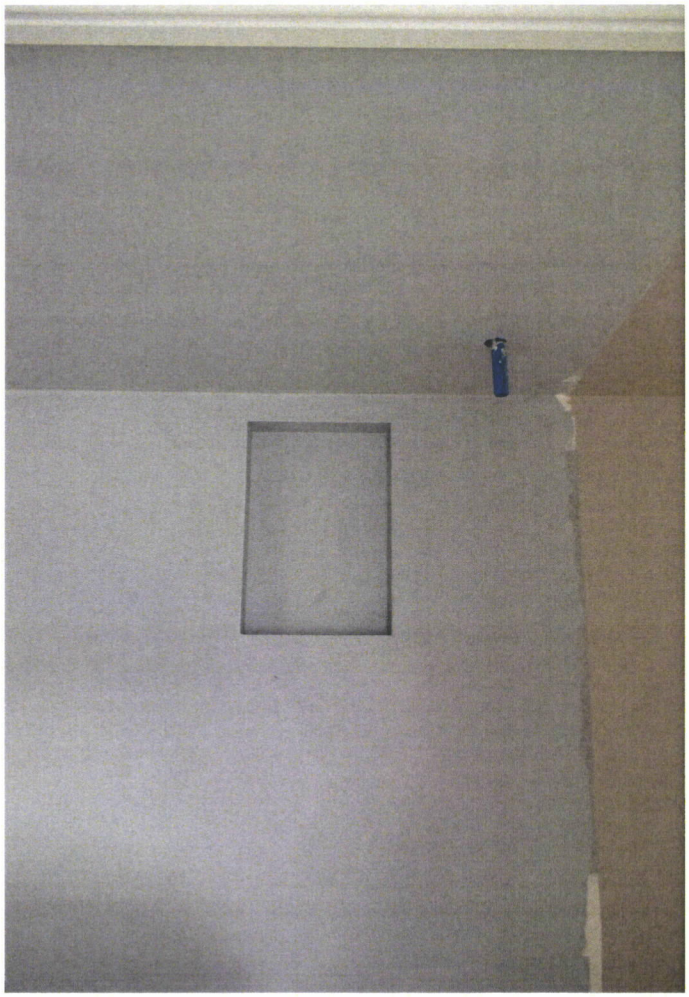
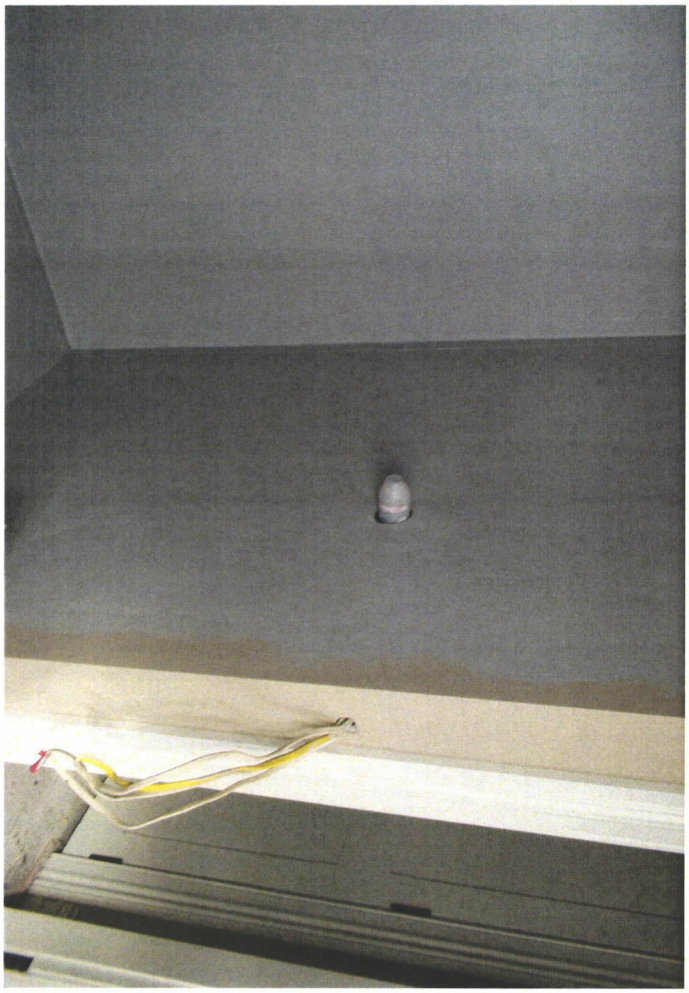
BC 734735 Taken 14-5-15 [illegible]





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ROTORUA LAKES COUNCIL	**Inspection Checklist: Postline**	Ref: IC 13
		Ver: 6
		Issued: 21 Nov 2014
		Doc No: IT-639948
		Page 1 of 2

BC No: 73455	**Contact on site** *(Name, licence no. – RBW, company & position)* Len McLeod Builder
Date: 30-3-15	
Inspector: Len Lab	**Area of work inspected:** All

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*

If Inspection Result = PASS then date and sign here	**Date** 30-3-15	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Post Line					**Comments (reasons for decisions)**
1	Approved Consent documents on site	(P)	F	N/A	on-site
2	Previous comments/ instructions – PIM/BC conditions and endorsements	(P)	F	N/A	checked
Post Line/ Bracing B1,B2					**Comments (reasons for decisions)**
3	Bracing system used *(record)*	(P)	F	N/A	Etapon
4	Board type and thickness *(relevant to use and framing centres)*	(P)	F	N/A	9mm Etapon
5	Fixing of wall bracing elements *(spacings, fastener type, length and gauge)*	(P)	F	N/A	40mm S/S 150c
6	Fixing of ceiling bracing elements *(spacings, fastener type, length and gauge) (consider openings in diaphram ceilings)*	P	F	(N/A)	walls only
7	Brace sheet widths comply *(wall and ceiling)*	(P)	F	N/A	full sheets
8	Bracing elements in correct locations & (*clear of baths & showers etc*)	(P)	F	N/A	as per plan
Post Line/ Fire Rating B1,B2,C1-6					**Comments (reasons for decisions)**
9	Board type and thickness *(relevant to use and framing centres)*	P	F	(N/A)	None.
10	Fixing of wall elements *(spacings, fastener type, length and gauge)*	P	F	(N/A)	
11	Fixing of ceiling elements *(spacings, fastener type, length and gauge) (consider openings in diaphram ceilings)*	P	F	(N/A)	
12	All Sheet edges all fixed to framing	P	F	(N/A)	

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Post Line/ Fire Rating Cont B1,B2,C1-6					Comments (reasons for decisions)
13	Joints on opposite sides of the wall are staggered (steel frames only)	P	F	N/A	none.
14	Sheets fixed hard to floor where specified	P	F	N/A	
15	Wall/ceiling/ structural member junction sealed or stopped	P	F	N/A	
16	Longitudinal joints correctly back-blocked (*single layer systems only*)	P	F	N/A	
17	Penetrations comply with details in consent *(Refer Doc Penetrations in GIB© Fire Rated Systems or SED dampers or collars)*	P	F	N/A	
18	Fire rated ceilings have appropriately fire rated supporting walls or beams	P	F	N/A	
19	Fire rated flush boxes fitted	P	F	N/A	
20	Another inspection required for additional layers (issue instruction)	P	F	N/A	
Post Line/ Stc Rated Walls B1,B2,G6					**Comments (reasons for decisions)**
21	STC system used	P	F	N/A	N/L
22	Board type and thickness *(relevant to use and framing centres)*	P	F	N/A	
23	Fixing of wall elements *(spacings, fastener type, length and gauge)*	P	F	N/A	
24	Fixing of ceiling elements *(spacings, fastener type, length and gauge) (consider openings in diaphram ceilings)*	P	F	N/A	
25	No penetrations to STC rated wall without specific design	P	F	N/A	
Post Line/ Tiled Walls B1,B2					**Comments (reasons for decisions)**
26	Gib screw fixed at 100mm centers at all studs	P	F	N/A	N/L
27	32x32mm metal angles fixed to corners	P	F	N/A	
28	Other substrates fixed to manufacturers specifications *(record details)*	P	F	N/A	Etapon as per specs

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

Inspection Checklist: Preline Building

Ref: IC 10
Ver: 6
Issued: 21 November 2014
Doc No: IT-639950
Page 1 of 2

BC No: 73435	**Contact on site** *(Name, licence no. – RBW, company & position)* Lora McHale. Builder
Date: 20-3-15	
Inspector: Ian Lamb	**Area of work inspected:** 2x Bathrooms / Stair / new door

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Builts's to be provided, if applicable)*

190x90 beam / lintel lifted between hangers

If Inspection Result = PASS then date and sign here	**Date** 20-3-15.	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		12332

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Pre Line Building					**Comments (reasons for decisions)**
1	Approved Consent documents on site	(P)	F	N/A	On-site.
2	Previous comments/ instructions – PIM/BC conditions and endorsements	(P)	F	N/A	Checked
Exterior E2,B2					**Comments (reasons for decisions)**
3	Exterior envelope is complete	(P)	F	N/A	Internal only
4	Fixing and detailing of roofing elements (*as seen from ground*)	P	F	(N/A)	
5	Fixing and detailing of wall cladding elements	P	F	(N/A)	
6	Are all cladding / rooding penetrations detailed as per consent?	P	F	(N/A)	
7	Re confirm ground levels *(no surprises later)*	P	F	(N/A)	
Wall Framing BI,B2					**Comments (reasons for decisions)**
8	Framing grade, spacing and treatment	(P)	F	N/A	SG8 H1.2
9	Bottom plate fixings for braced and non braced walls are correct	(P)	F	N/A	Hurd Bolts
10	Moisture content?	(P)	F	N/A	13%
11	Framing for ceiling diaphragms (*Double top plate of top plate packer-ex 40mm)*	P	F	(N/A)	
12	Air seal to window / door jambs confirm PDF rod installed	P	F	(N/A)	
Ceiling Framing & Battens BI,B2					**Comments (reasons for decisions)**
13	Size, type, span and centres	P	F	(N/A)	no changed
14	Moisture content	P	F	(N/A)	
15	Openings in diaphragm ceilings compliant	P	F	(N/A)	
Mid Floor Structure BI,B2					**Comments (reasons for decisions)**
16	Floor joist sizes, treatment and grade in accordance with consent (*record findings*)	(P)	F	N/A	Ex-stock

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17	Trimming joists/ cantilevered joists correctly constructed in accordance with consent documents	P	F	N/A	N/A
18	Nogs between joists for connection of braced panels at both ends where connection to joists not possible	P	F	N/A	
19	Nogs for non braced and braced wall support	P	F	N/A	
20	Solid blocking to centre of floor joist spans of span 1st floor?	P	F	N/A	
21	Holes and notches in framing and joists	P	F	N/A	
Wet Area Floors E3,B2					**Comments (reasons for decisions)**
22	Confirm product to be used to water proof timber floors.	P	F	N/A	H3-2 Ply.
Insulation H1,B2					**Comments (reasons for decisions)**
23	Glazing (*single or double glazed, check consent)*	P	F	N/A	Existing
24	Roof & wall insulation R values	P	F	N/A	
Multi Unit Dwellings (Stc Rating) G6,B1,B2					**Comments (reasons for decisions)**
25	Construction method / insulation of STC rated walls and ceiling is completed in accordance with consent?	P	F	N/A	Nil.
Fire Rating C,B1,B2					**Comments (reasons for decisions)**
26	Fire wall framing correctly set out for type of system and fixed to other elements to provide stability • All sheet joins supported • Fire rated ceilings are supported by fire rated walls • Bottom plates strapped and bolted to provide stability in accordance with design.	P	F	N/A	none.
27	Penetrations in fire walls prepared correctly	P	F	N/A	
28	Steel studs 'friction fitted' where specified	P	F	N/A	
	Expansion gap to steel studs where specified	P	F	N/A	
29	Timber/steel dimensions correct for system required	P	F	N/A	
30	Nog and solid blocking placement correct	P	F	N/A	
31	Joints on opposite sides of the wall will be staggered (steel frames only)	P	F	N/A	
DAP D1,G1,NZS 4121					**Comments (reasons for decisions)**
31	Are DAP facilities being installed?	P	F	N/A	Nil
32	Does the accessible route comply (*1200mm*)?	P	F	N/A	
33	Are thresholds at correct height?	P	F	N/A	
34	Are door openings correct (*discuss with builder, cavity sliders require an 860 leaf generally)?*	P	F	N/A	
35	Do corridor widths comply?	P	F	N/A	
36	Have nogs been installed for grabrails?	P	F	N/A	
Tiles over Aqualine E3,B2					**Comments (reasons for decisions)**
37	Internal corners have metal reinforcement *(32x32x0.55 fixed 300mm c)*	P	F	N/A	discussed not reqd for steel
38	Weight of tiles will dictate thickness of Gib Aqualine	P	F	N/A	Etapon
39	13mm min for steel frame	P	F	N/A	
40	All sheet joints over framing	P	F	N/A	

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	**Inspection Checklist: Preline P&D**	Ref: IC 11 Ver: 6 Issued: 21 November 2014 Doc No: IT-639947 Page 1 of 2

BC No: 73435	**Contact on site** *(Name, licence no, – RBW, company & position)* Ian McHale Builder
Date: 20-2-15	
Inspector: Ian Lebo	**Area of work inspected:** 2x bathroom/Ensuites

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*

If Inspection Result = PASS then date and sign here	**Date** 20-3-15	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	Drainage				**Comments (reasons for decisions)**
1	Approved Consent documents on site	(P)	F	N/A	On site
2	Previous comments/ instructions – PIM/BC conditions and endorsements	P	F	(N/A)	1st INSP
3	Confirm plumbers details are correct (*current license*)	(P)	F	N/A	Name Neil Bird License No
	System				**Comments (reasons for decisions)**
4	G 13 or AS 3500 (*record which one*)	(P)	F	N/A	G13
	Water Supply G12,B2				**Comments (reasons for decisions)**
5	Pipe material/ system	(P)	F	N/A	Bute
6	Pressure test	(P)	F	N/A	holding.
7	Water hammer protection	P	F	(N/A)	not reqd.
8	Isolation valve/ filter to water supply	P	F	(N/A)	Ex. stay
9	Pipes are supported/ clipped into position	(P)	F	N/A	Yes
10	Back flow prevention	P	F	(N/A)	N/A

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11	Copper HWC drain	P	F	N/A	Existing
12	Frost protection including overflow (*where pipes are outside the thermal envelope*)	P	F	N/A	Inside building
13	Fire hose reel feeds in copper only	P	F	N/A	
14	Water storage filtration system	P	F	N/A	
Wastes/ Stacks/ Vents G13,B2					**Comments (reasons for decisions)**
15	Correct waste sizes and gradients	P	F	N/A	Correct.
16	Connections to stacks not in restricted zones	P	F	N/A	Clear.
17	Soffits of wastes/ roll over stacks are level	P	F	N/A	Level.
18	Additional venting requirements addressed	P	F	N/A	
19	Position and accessibility of AAVs	P	F	N/A	
20	Support of horizontal wastes, fixture discharge pipes	P	F	N/A	Correct.
21	Terminal vent size	P	F	N/A	Existing
22	Terminal vent to open air	P	F	N/A	Existing
23	Stacks under test	P	F	N/A	N/A
24	Primer used on all stack and waste pipe joints	P	F	N/A	Yes.
Accidental Overflow G13,B2					**Comments (reasons for decisions)**
25	Protection provided for multi-unit buildings	P	F	N/A	
Structural Considerations B1,B2					**Comments (reasons for decisions)**
265	Floor joists/ framing not compromised by checks or notches to accommodate pipes	P	F	N/A	Okay.
Documentation					**Comments (reasons for decisions)**
27	Certificates for pressure test received.	P	F	N/A	n/a

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

NO: 20737

INSTRUCTION BOOK
BUILDING SERVICES

ROTORUA LAKES COUNCIL

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

P: 07 348 4199
F: 07 346 3143
E: info@rotorualc.nz
W: rotorualakescouncil.nz

Site Address: 43A ROBERTSON STREET

Building Consent No: 73435.

Attention: ALAN

Inspection Type: FINAL.

Instructions:

RECD 26.1.17

1- RECORD OF BUILDING WORK (FORM 6A) REQUIRED FROM MALCOLM McHAVE

2- GAS CERT REQUIRED RECD 26.1.17

3- STATEMENT OF COMPLIANCE REQUIRED FROM ROSS PARKES. RECD 26.1.17

4- 3x SMOKE ALARMS REQUIRED ON 2x LEVELS AS DISCUSSED 4x ALARMS FITTED & WORKING

5- RECALL INSPECTION REQUIRED FOR ITEM 4 & TO PICK UP PAPERWORK.

26.1.17
INST SMT COMPLETED
GDn

Date Instructions complied with: 3.12.16.

Signed: _____ (Print name) G MARJORIBANKS

Date: 3.11.16

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: 658648

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

Location Details: 80 SALA ST ROTORUA

Contact Details: (Name and address) SKIPWITH FAMILY TRUST 43A ROBERTSON ST ROTORUA

Name of Electrical worker: M BRANNIGAN

Registration/Practising licence number: ES642

Organisation/company:

Phone and email: 0274991578 brian@xtra.co.nz

Name of person(s) supervised:

CoC

Type of work: ☐ Additions ☐ Alterations ☐ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☐ Part 2 of AS/NZS 3000

☐ AdditionalStandards:

04 NOV 2015 734355

Description of Work: (including date/s of work and type of supply system)

REPLACE LIGHT AND POWER POINTS 3 LIGHTS 1 POWER POINT
REPLACE FUSE AT SWITCH BOARD WITH CIRCUIT BREAKER

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design[1]
- ☐ Has an earthing system that is correctly rated (where applicable)
- ☐ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity[1]
- ☐ Relies on a manufacturer's instructions[1]
- ☐ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☐ Is safe to connect

Test Results	
Polarity (Independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance	
Other (specify):	

Electronic/Other reference:

Certifier's signature:

Date:

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: MARK BRANNIGAN

Registration/Practising licence number: ES642

Certifier's signature: M A Brannigan

Certificate Issue Date: 5/6/15

Connection Date: 26/5/15

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

VER 04/06/14

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

ELECTRICAL WORKERS REGISTRATION BOARD

Reference/Certificate ID No: 658726

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

Location Details: 43A ROBERTSON ST ROTORUA

Contact Details: (Name and address) MR A SKIPWITH

Name of Electrical worker: M BRANNIGAN

Registration/Practising licence number: ES642

Organisation/company:

Phone and email: 0274991578 bran@xtra.co.nz

Name of person(s) supervised:

CoC

Type of work: ☑ Additions ☑ Alterations ☐ New work

The prescribed electrical work is: ☑ Low risk ☐ General ☐ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ Additional Standards:

04 NOV 2015

73435

Description of Work: (including date/s of work and type of supply system)

WIRE NEW POWER POINTS, LIGHTS, TOWELRAIL AND HEATER IN BATHROOMS

REPLACE LIGHTS, SWITCHES & POWER POINTS

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☑ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☑ Relies on a supplier Declaration of Conformity[1]
- ☑ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (Independent earth):	
Insulation resistance:	999MΩ
Earth Continuity:	.25Ω
Bonding:	
Fault Loop impedance	.3Ω
Other (specify):	

Electronic/Other reference:

Certifier's signature: M Brannigan

Date: 25/5/15

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: MARK BRANNIGAN

Registration/Practising licence number: ES642

Certifier's signature: M Brannigan

Certificate Issue Date: 25/5/15

Connection Date: 24/4/15

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

VER 04/06/14

Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

Cert

(/my-account)

Quick links:

Edit (/edit) | Create Certificate (/create-certificate) | Certificate(s) (/certificate-s) | Subscription (/subscription) | Customer(s) (/customer-information) | Staff Members (/staff-members) | Electronic Signature (/electronic-signature) | Promotions (/promotions)

GASFITTING CERTIFICATE OF COMPLIANCE

GAS SAFETY CERTIFICATE

Certificate Number
12600-124

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

Certifier Copy. This certificate is not transferable

26 JAN 2017

73435

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Consumer Name: Alan Skipworth

Consumer Phone Number:

Consumer Email:

Installation Location

Dp/Lot Number:

Vehicle Reg:

Vessel Reg:

Installation Location: 43a Robertson street Glenholme Rotorua NZ

Installation Details

Certification Date: 13-09-2015

Certificate Category: Domestic

Installation Type: Alteration

Gas Supplier:

Other Category

Gas Type NG

Test Results

Combustion Tested		Ventilation Tested:	
Duration(min):	15mins	Test Pressure (kPa):	2.5kpa
Loss/Gain (kPa)	0	Working Pressure (kPa):	2.5kpa
Installation	03-09-2015	Risk Category:	Low Risk

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Description of Gas fitting to which this certificate applies

Includes Pipework Installation:

Includes work on an appliance or fitting, imported or manufactured, for consumers own use:

This certificate relates to the whole of the gas installation or Just to specified parts of it

Quantity	Item Type	Item Location	Make Model	Input Rate	Flue Type	Flue Location	Ventilation Type	Ventilation Location
1	Water heater continuous flow	internal garage ceiling	rinnai reuvr2632	195mj/hr	Power Flue (Room Sealed)	through roof	Natural	

Installers(s) supervised by certifier

Jos Kay ewrb# 12741

Dave sander ewrb# 12600

Certificate Owner Sander David Conrad (12600)

Certifier Sander David Conrad (12600)

Additional Information

26 JAN 2017

73435

I certify that

I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010 & all information entered in this certificate is correct.

I Certify that work required complies with standards in addition to AS/NZS 5601.1 or AS/NZS 5601.2 (as applicable), and are referenced in the Additional Information text.

I Certify that all Gasfitting Work has been done in accordance with sections 3 to 6 of AS/NZS 5601.1

I Certify that all Gasfitting Work has been done in accordance with sections 3 to 9 of AS/NZS 5601.2.

I Certify that all Gasfitting Work has been done in accordance with the certified design manufacturer's instructions for the gas installation or part installation and the manufacturer's and/or certified design compliance documents are attached, or an electronic location referenced on this Certficate.

Gas Safety Certificate

The gasfitting work has been done lawfully & safely and is connected to a gas supply & is safe to use. All information entered in this certificate is correct.

Certifier Name Sander David Conrad

Practising License # 12600

Signature

Connection Date 03-09-2015

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Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

Statement of Compliance

26 JAN
73435

DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	**Statement of Compliance** (provided to RDC for tanking, membranes, certification of workmanship or certain systems etc)	Ref: IF 04 Ver: 5 Issued: 20 Aug 2013 Doc No: RDC-8029 Page 1 of 1

To: Rotorua District Council **Building Consent No.:** 73435

I / we (print name) ROSS PARKES

of (company name / owner) ROSS PARKES TILING

Address 84C KAWAHA PT. RD. ROTORUA

I confirm that I/we have applied/installed the following product/system CONCHEM LIQUID FLASH in full accordance with the product/system specifications/building consent to meet NZ Building Code Clauses E3

Describe the construction method/installation method used to achieve compliance

ALL JOINS TAPED, TWO COATS LIQUID FLASH APPLIED

The location of work undertaken (i.e. 1st floor bath room shower/ basement tanking etc) SHOWERS

at (Address) ROBERTSON ST. ROTORUA

Completed (Date) _____ For (Owner) A. J. SKIPWITH

This work has been certified by: (if applicable) ROSS PARKES

Licensed applicators registration number (if applicable) 287

Signed: _____ Dated: 4-11-16

Name: (please print) ROSS PARKES

All fields are to be completed prior to lodgement with Council

Council Use:

This statement is accepted by: G Marjoribanks (name) on 26.1.17 (date)

because AUTHOR IS A LICENSED APPLICATOR & INSPECTION CONFIRMED COMPLIANCE

Signed: _____

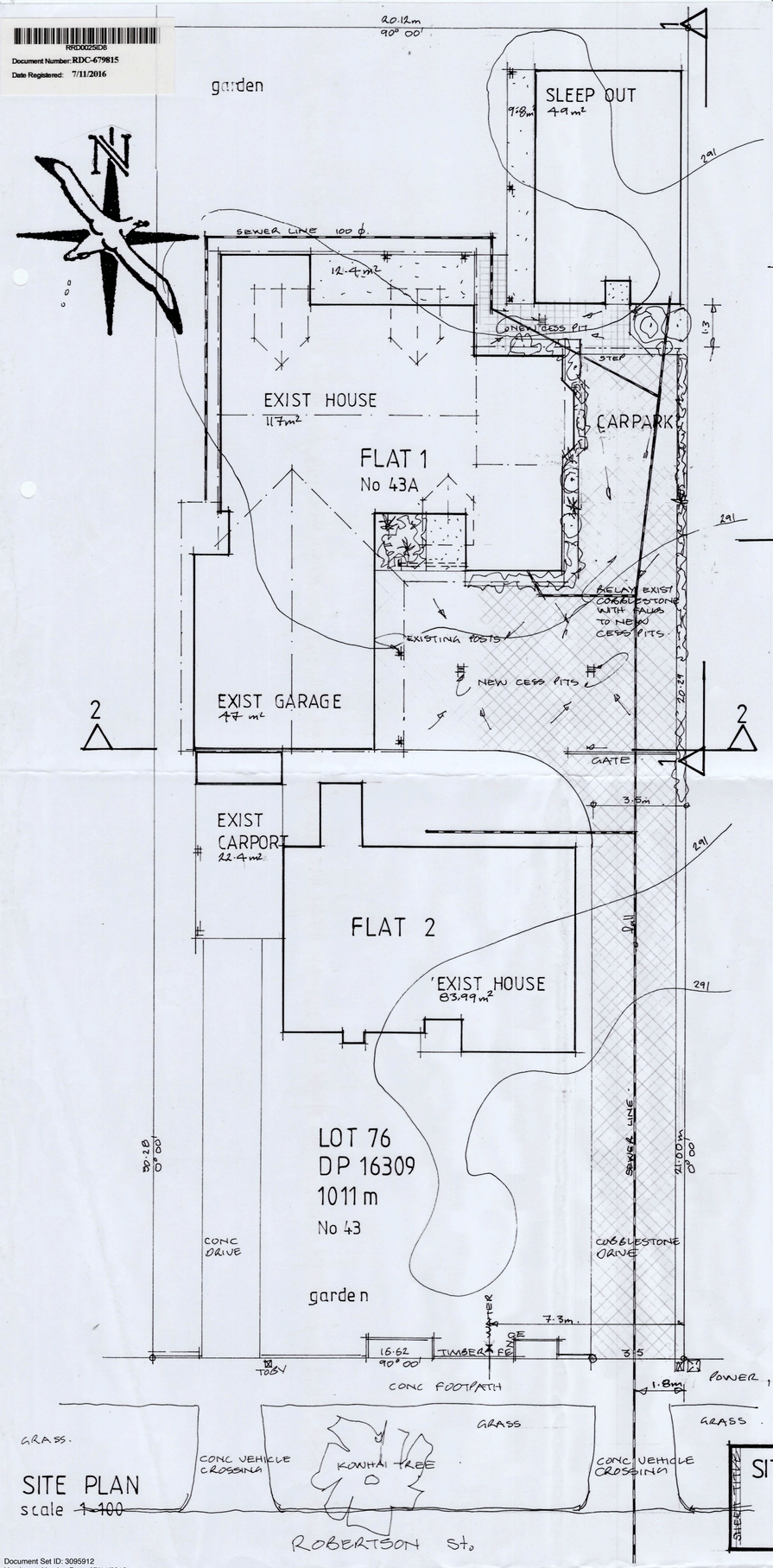
Document Set ID: 3234003
Version: 2, Version Date: 17/10/2017

RDC0025IDB
Document Number: RDC-679815
Date Registered: 7/11/2016

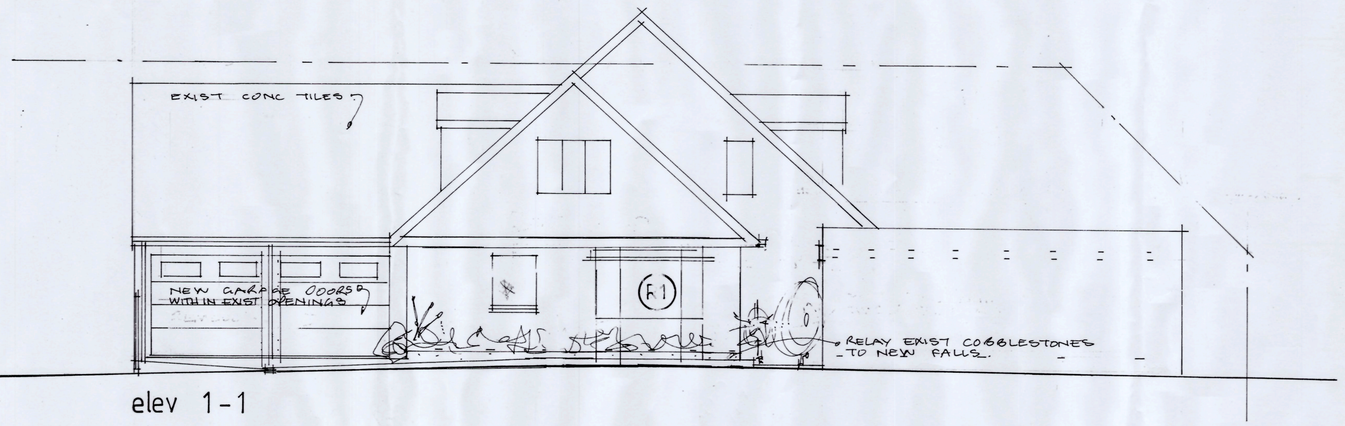
COUNCIL COPY

AMENDED PLANS
- 3 OCT 2016
RECEIVED

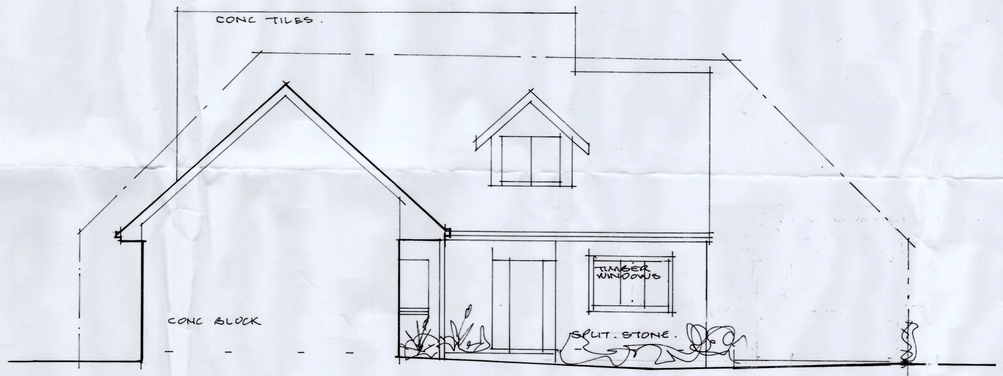
AMENDMENT
#73435/001



SITE PLAN
scale ~~1-100~~



elev 1-1



elev 2-2

scale 1-75

SITE COVER.

1. SITE AREA	= 1011 m²	
2. SLEEP OUT	= 49m²	
3. FLAT 1 HOUSE	= 117 m²	
4. GARAGE	= 47 m²	
5. VERANDAHS.	= 12.4m²	
	= 9.8m²	
6. CARPORT	= 22.4m²	
7. FLAT 2 HOUSE	= 83.99m²	
8. CARPORT	NOT CONSTRUCTED.	
	TOTAL 336.19 m²	
∴ 336.19 ÷ 1011 X 100	= 33.26 %	OK.

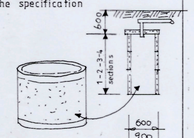
SITE PLAN & ELEVATIONS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St ROTORUA For Mr. & Mrs. A.& J. SKIPWITH	DRAWN ROSS JAN 2015. AS BUILT ON AUG 2015.	DIRECTIONS architectural a conception to completion design service
SHEET TITLE		W1R / SHEET No / OF / RM1/15 JOB No.	ross malcolm NZCD(arch) 135 old taupo road rotorua p: 07 348 5662 f: 07 348 5691

Document Set ID: 3095912
Version: 1, Version Date: 07/11/2016

NOTE:
EITHER: GOOD MEDIUM POOR soakage
0-50m² ROOF or PAVING provide 2/600 x 450 3/600 x 450 4/600 x 450
50-100m² ROOF or PAVING provide 2/ 900 x 450 3/900 x 450 4/ 900 x 450
OR:
Refer to soakage tests section 52 of the specification

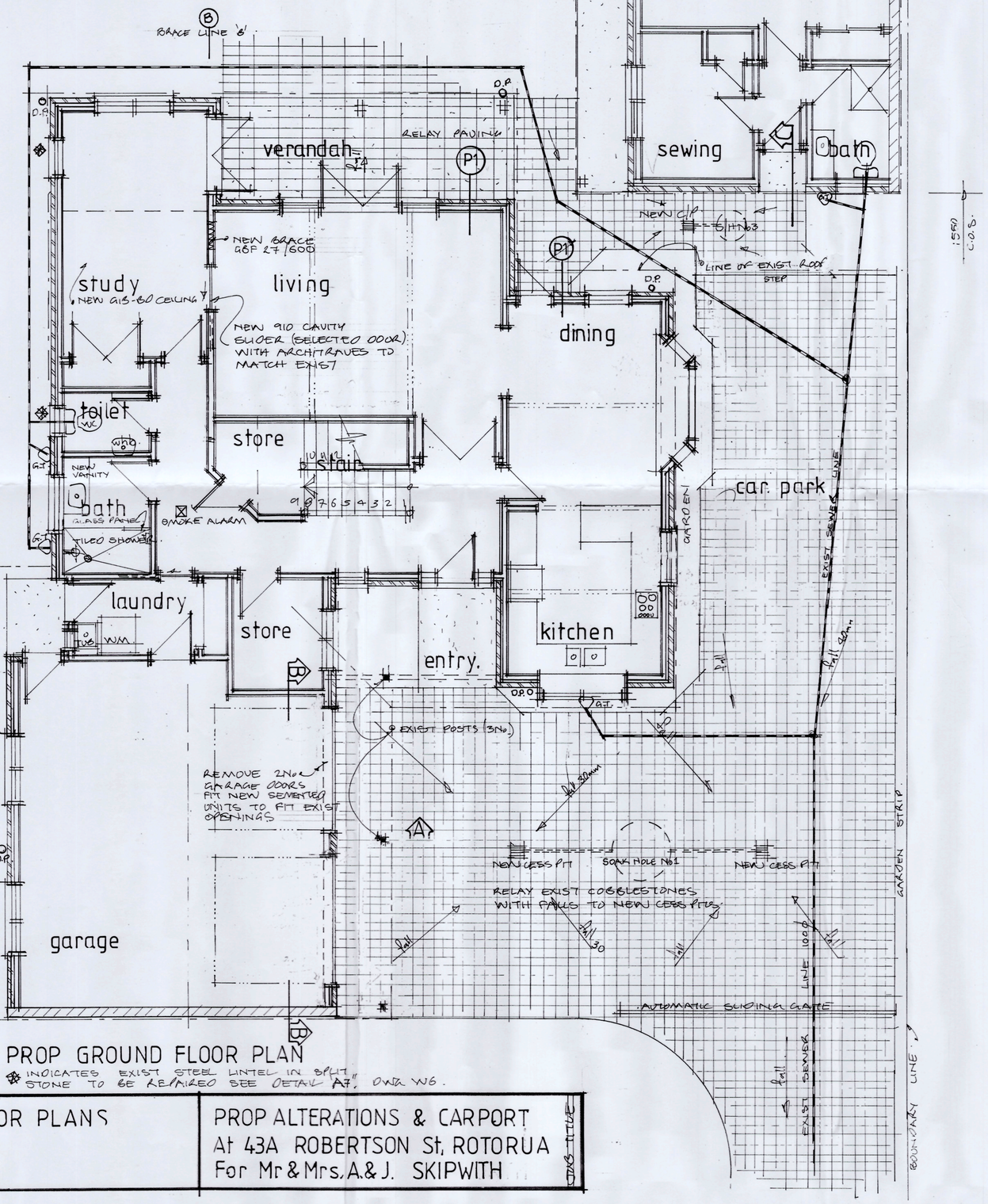
PUMICE CONCRETE WELL LINERS & LIDS

SRP900x450	900mm x 450mm high
SRP600x450	600mm x 450mm high
LDP0600050	530mm x 50mm thick lid either blank or with 110 inlet hole



stormwater soakholes

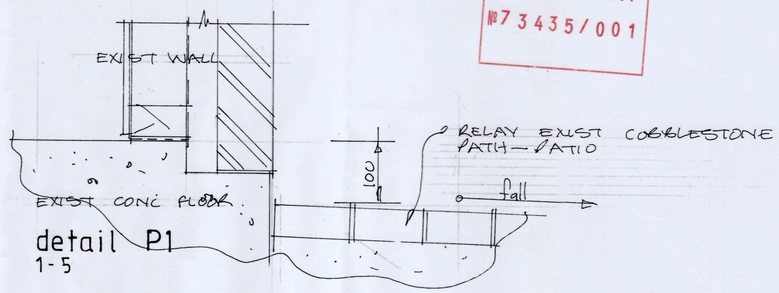
SOAK HOLE SUMMRY
S.H. No1 = 85m² ∴ = 3/900x450
S.H. No2 = 25m² ∴ = 3/600x450
S.H. No3 = 18m² ∴ = 3/600x450

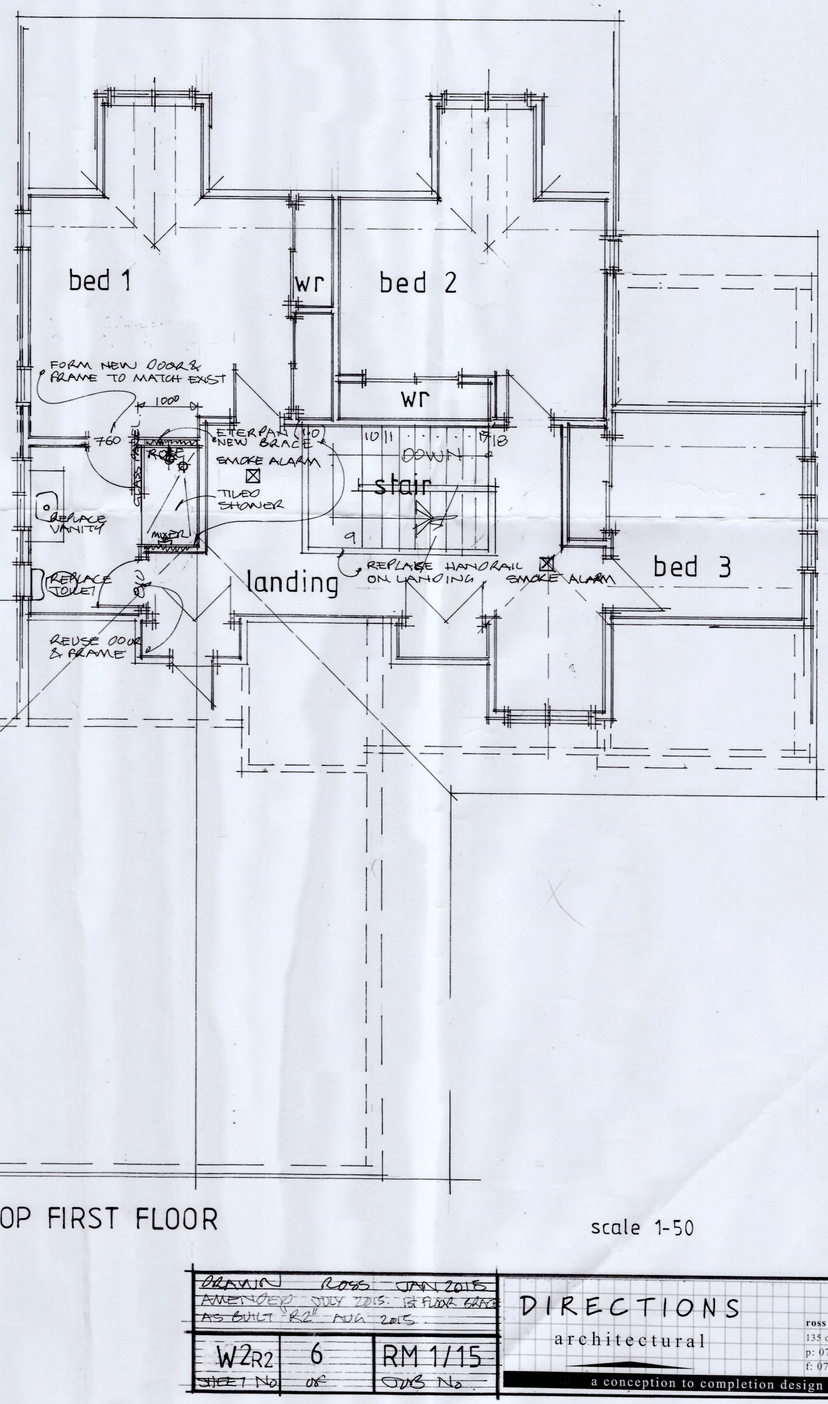


PROP GROUND FLOOR PLAN

✱ INDICATES EXIST STEEL LINTEL IN SPLIT STONE TO BE REPAIRED SEE DETAIL A7. OWA W6.

AMENDMENT
№ 73435/001





PROP FIRST FLOOR

scale 1-50

SHEET TITLE: PROP FLOOR PLANS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St, ROTORUA For Mr & Mrs. A. & J. SKIPWITH

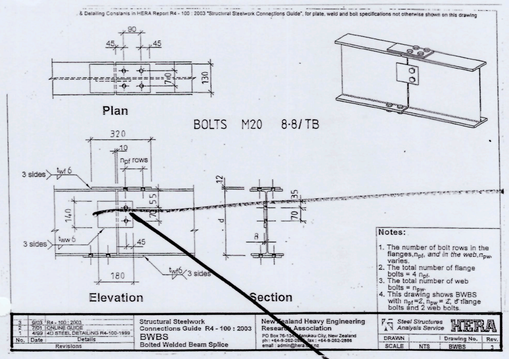
DRAWN ROSS JAN 2015
AMENDED JULY 2015: 1st FLOOR CARPORT
AS BUILT RM NOV 2015

W2R2	6	RM 1/15
SHEET No	OF	OWA No

DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691
a conception to completion design service

Document Set ID: 3095912
Version: 1, Version Date: 07/11/2016

& Detailing Constants in HERA Report R4 - 100 : 2003 "Structural Steelwork Connections Guide", for plate, weld and bolt specifications not otherwise shown on this drawing



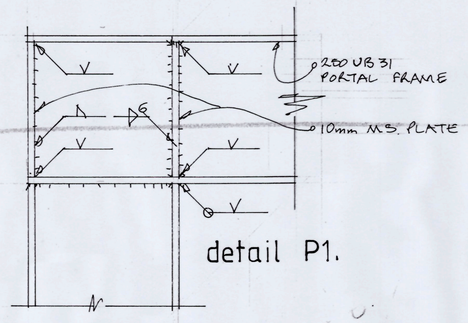
No.	Date	Revisions
1	2003	Re-issued as R4 - 100 : 2003
2	2004	Re-issued as R4 - 100 : 2003
3	4/05	ADD STEEL DETAILING R4-100:1999

Structural Steelwork Connections Guide R4 - 100 : 2003
BWBS
Bolted Welded Beam Splice

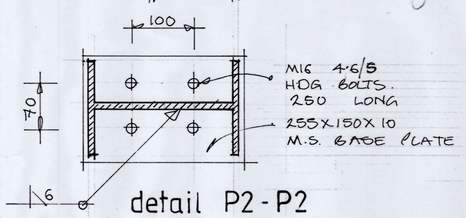
New Zealand Heavy Engineering Research Association
PO Box 76-138 Manukau City, New Zealand
Phone 64-9-262-0416 Fax 64-9-262-0966
email hera@hera.org.nz

Steel Structures Analysis Service
HERA

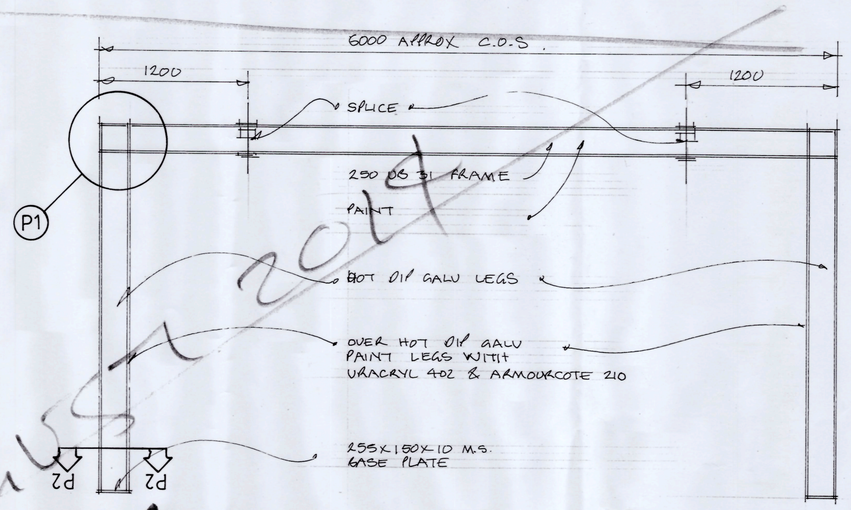
DRAWN		Drawing No.	Rev.
SCALE	NTS	BWBS	3



detail P1.



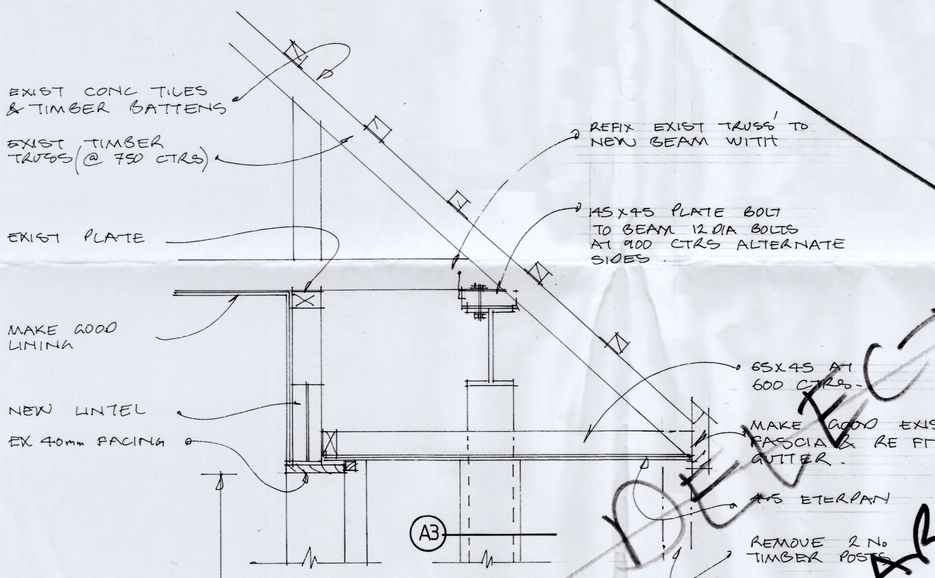
detail P2 - P2



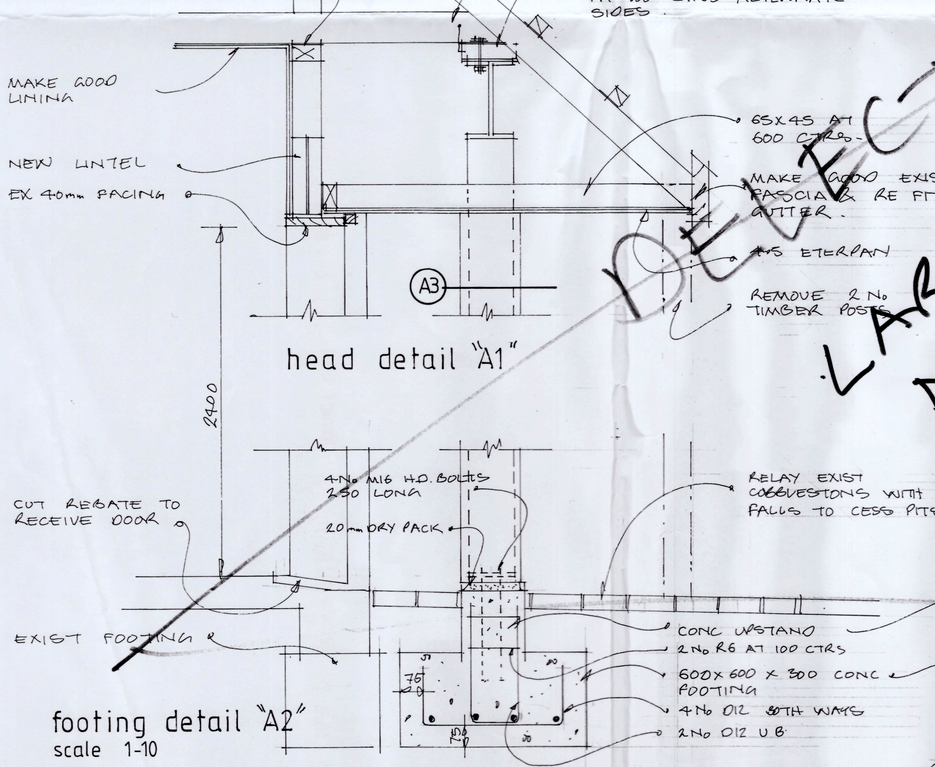
new steel PORTAL FRAME

scale 1-25

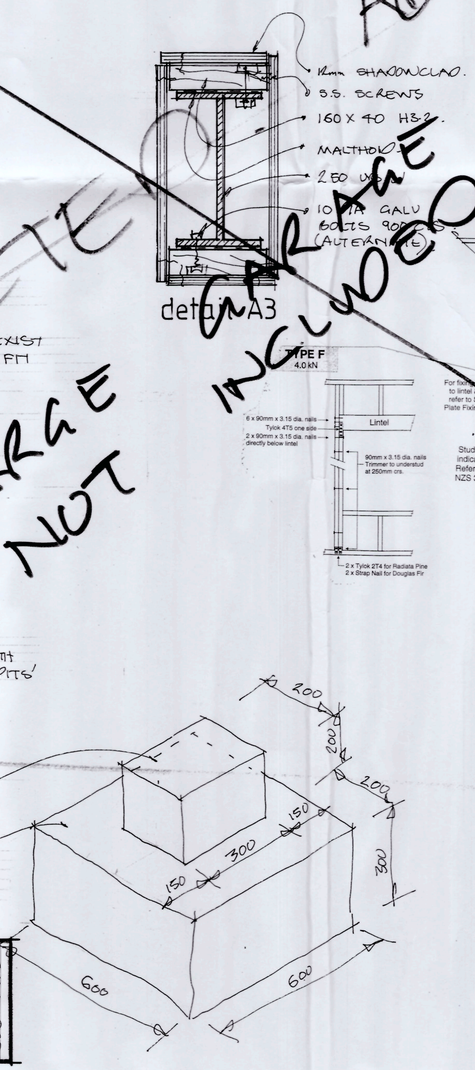
AMENDMENT
№ 73435/001

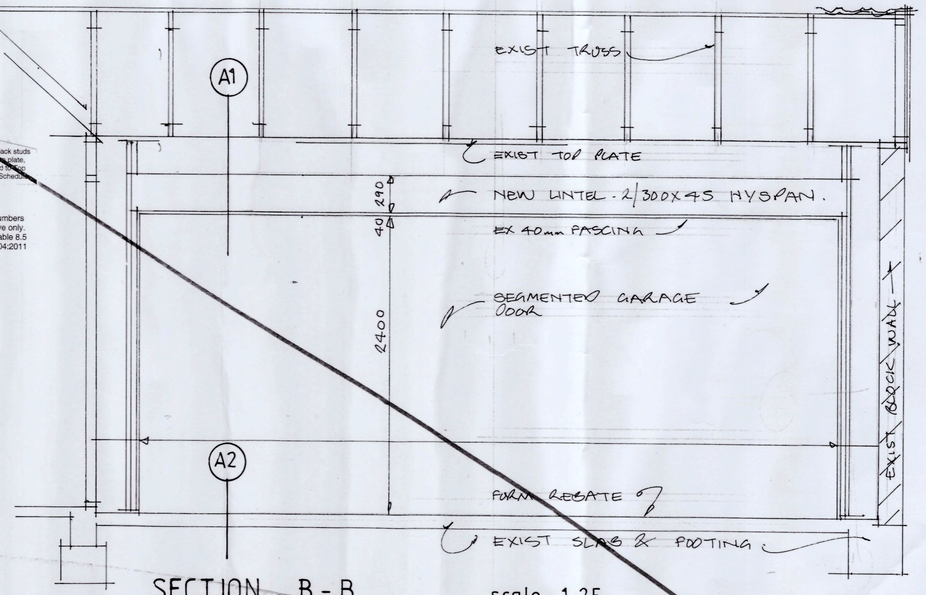


head detail "A1"



footing detail "A2"
scale 1-10





SECTION B - B

scale 1-25

DELETE LARGE GARAGE NOT INCLUDED

DELETE

SHEET TITLE			
GARAGE LINTEL ALTERATION DETAILS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St ROTORUA For Mr & Mrs A & J SKIPWITH	JOB No.	

DRAWN ROSS FEB 2015 DELETE		
W4 SHEET No	6 OF	RM 1/15 JOB No.

DIRECTIONS
architectural
a conception to completion design service

ross malcolm NZCD(arch)
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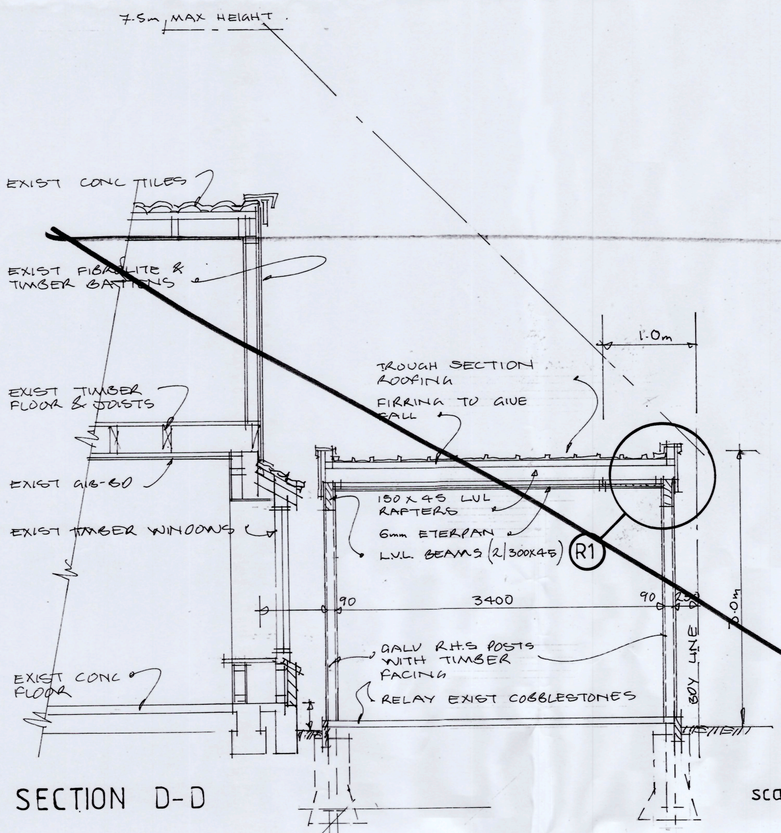
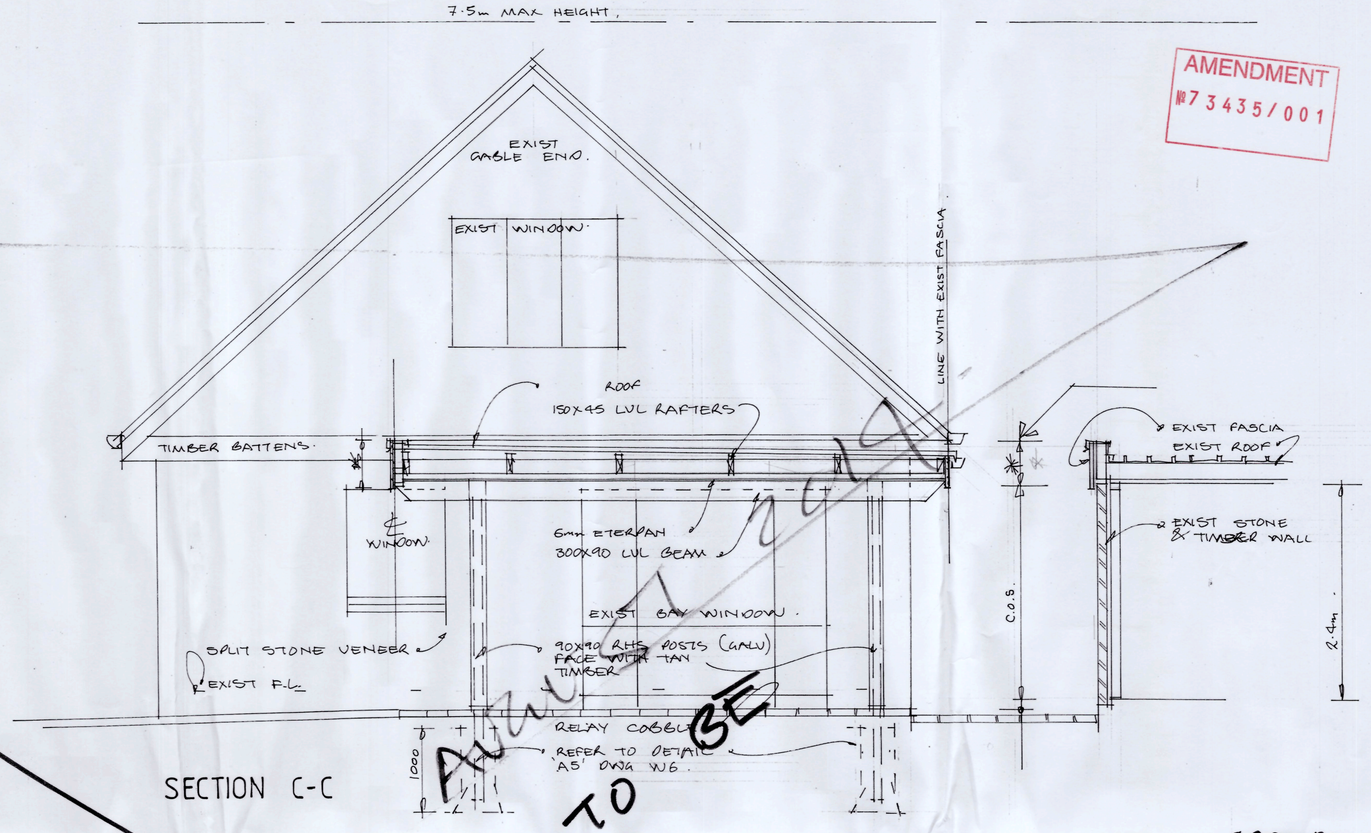
p: 07 348 5662
f: 07 348 5691

Document Set ID: 3095912
Version: 1, Version Date: 07/11/2016



SECTION D-D

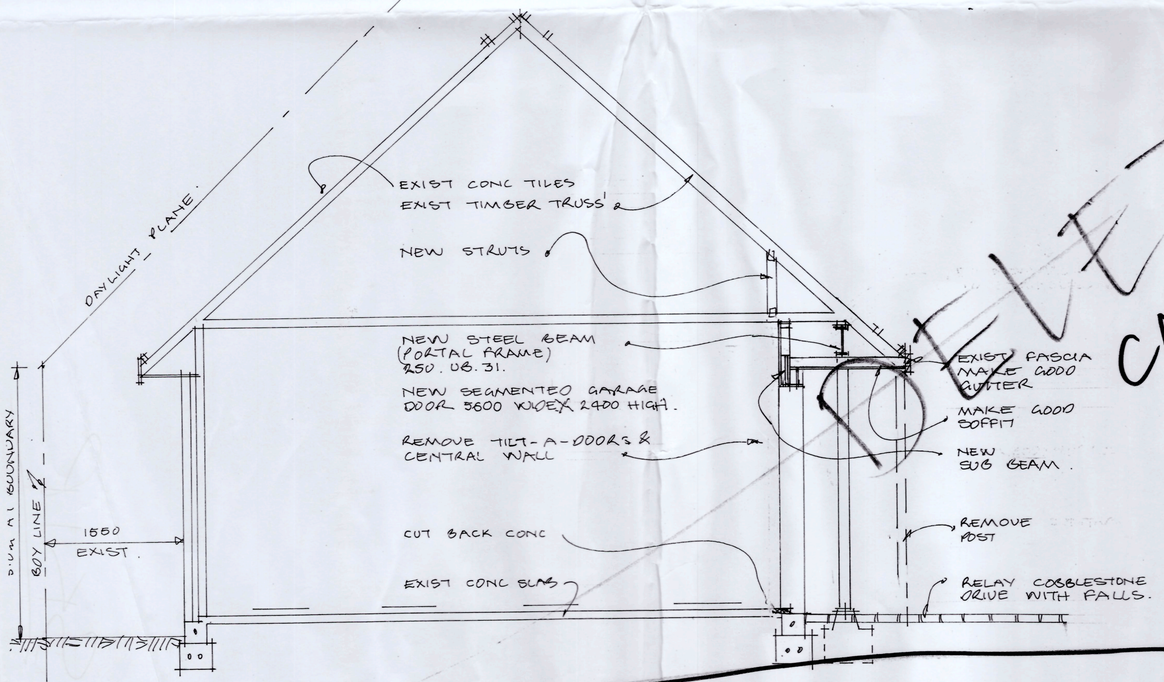
scale 1-33·3



SECTION C-C

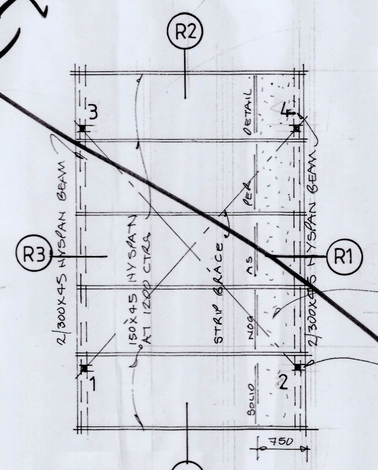
AMENDMENT
№ 73435/001

DELETED
CARPORT NOT CONSTRUCTED



SECTION A-A

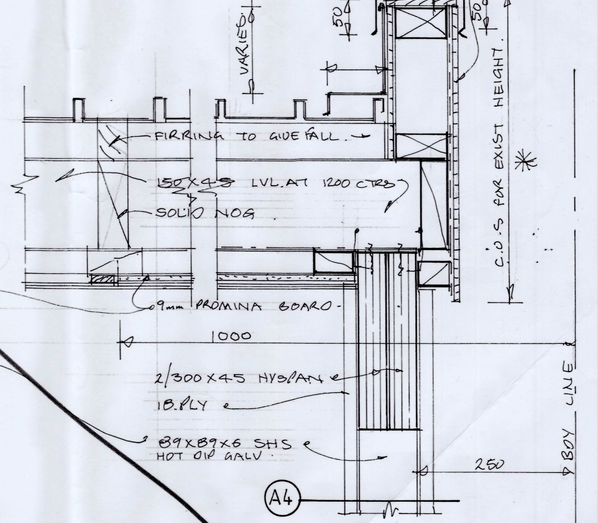
scale 1-33·3



CARPORT ROOF FRAMING

scale 1-50

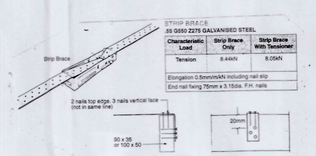
NOTE: 1.
COLUMNS NO2 & NO4 TO BE FIRE PROTECTED WITH FIRBLOCK EX2002.
SEE SPECIFICATION FOR INSTRUCTIONS.



DETAIL R1

scale 1-5

NOTE: 2.
BOLT 300x45 WITH 12 Ø16 BOLTS AT 600 CTRS.



NOTE:
EXPOSED GALVANISED STRUCTURAL STEEL
all exposed steel frames that can be washed by direct or wind blown rain shall be hot dipped galvanised to NZS 4680 (375 gm/m²) plus then be painted with Resene coating system Uracryl 402 top coat and Armourcote 210 under coat/primer or similar approved all to manufactors specification

DRAWN ROSS FEB 2015.

DELETED

SHEET No	OF	JOB NO
W3	6	RM1/15

SHEET TITLE: SECTIONS

PROP ALTERATIONS & CARPORT
At 43A ROBERTSON St. ROTORUA
For Mr. & Mrs. A.& J. SKIPWITH

DRAWG TITLE

DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691
a conception to completion design service

Document Set ID: 2905810
Version: 1, Version Date: 07/11/2016

RRD0025ID3

Document Number: RDC-679811

Date Registered: 7/11/2016

Building Consent / Amendment Circulation Checklist

Ref: CP 22
Ver: 01
Issued: 1 July 2015
RDC - 546022
Page 1 of 3

Copies Required	ADMINISTRATION CHECKLIST *To be completed by Customer Service Centre (✓)*	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	☐
1	Site Inspection Card completed	☐
1	Applicant Inspection card complete	☐
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	☐
1	Form 2 administratively complete and front cover signed appropriately	☐

BUILD CAT	COST CAT	STREAM 1	RBW	NZSFC	CONTRACTOR	1ST INSPECTOR	2ND INSPECTOR
2CII	FIXED	☐	☐	☐	N/A	IAN	

ALLOCATED BY

AMENDMENT №73435/001

BC Application No. №73435/001 **Property File No.** P02059

Owner: SKIPWITH

Project Location: 43A ROBERTSON

Description of Work: Delete carport, garage door remains as 2 doors

BC Circulation Record:

Hazard/Caution/ Information *(as noted on file)*	N/A	Hard copy documents *(attached)* ☐ Electronic documents *(in Trim)* ☐		

Discipline ✓	Review Date	Name	RFI ✓	Other Permissions or Advice ✓	Sign when review completed
☐ Engineering			☐	☐	
☐ Pollution Control			☐	☐	
☐ Planning			☐	☐	
☐ Geothermal			☐	☐	
☐ Licensing			☐	☐	
☐ Sport and Rec			☐	☐	
☑ Building	19-10-16	C Sefuiva	☐	☐	19-10-16

✓ ***"RFI"*** *and complete request in the "Consent Review Form" contained within the building consent file (BC######*)* ***NB*** *an RFI request must only be used where changes are required to demonstrate compliance or there is insufficient detail to make a decision.*

✓ ***"Other Permission Required"*** *and if these are show stoppers, contact applicant directly recording outcome in the "Consent Review Form" contained within the building consent file (BC######*) Any required Planning permissions will result in a section 37 notice being issued with the building consent.* ***Other permissions will be recorded as an advice note as reinforcement only!***

"Review Completed" *Sign in Review Completed column when your input into the building consent review process is completed.*

Records sent to applicant and TA. Business Support to complete on issue *(✓ included or x NA)*	Plans	☑	Supporting documentation	☑	Section 37 Notice	☐
	PIM	☐	Building Consent	☑	Section 36 Notice	☐
Name A Kelly					Date 2/11/16	

IES CHARGE

AMENDED PLANS
-3 OCT 2016
RECEIVED

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

Building Consent Processing Section:

Building Consent Endorsements / Conditions:

Conditions:

Inspections:

400 see over page

Additional BA Conditions

401 a b **402**

c d f

Important Endorsements

a b c d e g h i j k l

m n n1 o1 o2 oa ob p q r s

t u v w x y f

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw fou car roo bri ext f

FREE TEXT:

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

Inspection and Fees Calculation Sheet

PROCESSING	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours including vetting	½ HR	$ 90-50
Processing Fees Paid		$ —
SUB TOTAL		$ —
Further information		$ —
	TOTAL PROCESSING CHARGE	$ 90-50

	400 INSPECTIONS (Circle correct letter)	**Guide Only– (minimum ¼ hour increments)**	**♯ of Inspections**	**♯ of ¼ hour Increments**
aa	Siting, Footings, Foundations	3		
ab	Retaining Walls	2-3		
b	Subfloor Bracing &Fixing	2		
c	Pre-floor P&D	2		
d	Concrete Floor Building	2		
e	Pre-Wrap <200-<300->	3-4-5		
ga	Wrap Only	2		
gb	Wrap/Cavity Battens	3		
h	½ High Brick	2		
i	Bond Beams (One Block- full basement)	2-3		
j	Precast Concrete Work	2		
k	Pre Plaster	3		
l	Solar water heater	2		
m	Preline Building	3		
n	Preline P&D	2		
o	Wet Areas/Tanking/Basements	2		
p	Postline (Addition – New Dwelling)	0.5 – 0.75		
q	Sanitary & Stormwater Drainage)	0.5 – 0.75		
r	Enclosed Decks – membrane roofs/gutters	2		
s	Disconnection drainage	2		
t	Swimming Pools (Pool fencing)	2		
ua	Solid Fuel Heater	2		
ub	In Built Solid Fuel Heater	2		
v	Final Inspection (Dwellings ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)		
w	Combined inspections - complete free text on sheet 2			0
x	Trade waste - no charge			0
f	Free text - complete free text on sheet 2			0
Total			# —	# — NC

1	**Total number of ¼ hour increments** x $45.25 = (Inspection cost)			$ —
2	**Building officer desk top review** (allow 5 min each inspection dwellings/commercial)	♯ of inspections	$/5 minutes x $15.00 =	$ —
3	**LBP Process** *(allow 15 min / LBP Category)*	♯ of LBP Cat.	$/15 minutes x $45.25 =	$ —
4	**Travel** (total travel time one way only, calculate by using Google maps for RLC)	♯ of inspections	$/minute x $3.00 x Time/ trip =	$ —
5	**CCC Assessment** (not required for Garages, carports and minor works)			$ —
6	Other			$ —
	TOTAL INSPECTION CHARGE (Tally sub totals for boxes 1 to 6)			$ NC
	Record three # figures above on summary sheet & circle "Completed" to the right when done			**Completed**

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

02 NOV 2016

MR ALAN HAMIORA SKIPWITH
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

File Ref: P02059
Building Consents no: 73435

Dear Sir

AMENDED PLANS FOR BUILDING CONSENT NO: 73435
ADDRESS: 43A ROBERTSON STREET, GLENHOLME

Please find enclosed the approved Amended Plans that were submitted on 3 October 2016 for the above Building Consent.

Please be advised that any additional inspections necessary to confirm compliance with the Building Consent have not been charged. However, any additional inspection costs incurred as a result of this process will be assessed and invoiced prior to issue of Code Compliance Certificate where appropriate.

If you have any further queries, please do not hesitate to contact the Consent Solutions Division.

Yours faithfully

Ann Kelly
Business Support Advisor
Consent Solutions

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

LAKES COAST CLUSTER GROUP | WHAKATĀNE District Council | South Waikato District Council | ROTORUA LAKES COUNCIL | GREAT LAKE TAUPŌ Taupō District Council | Opotiki District Council Strong Community Strong Future | Tanoa o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL | Western Bay of Plenty District Council | Tauranga City

Form 2 Amendment

APPLICATION TO AMEND BUILDING CONSENT

Section 45, Building Act 2004

(this application must be approved before proposed work is commenced)

Received
03 OCT 2016 2:17
Rotorua District Council
Customer Centre

AMENDMENT
№ 73435/001

1. THE BUILDING

Building Consent Number: 73435/1

Owner: A SKIPWITH

Street address of building: 43A ROBERTSON ROAD

2. CONTACT DETAILS FOR ANY REQUESTS FOR FURTHER INFORMATION

Person: ANN SKIPWITH

Address: 43A ROBERTSON CR
CARTERHOUSE

Phone: 07 348 3442 or Mobile: 0279 905 724

Email: _____ Fax: _____

3. PROJECT [must include 2 copies of any plans/specifications]

Brief description of the amendment *(full description of amendments to be completed on page 2)*

DELETED PROP CARPORT
DELETED PROP LARGE CARAGE DOOR.

If this amendment is to a project identified as "restricted building work" then provide:

a) A completed form 2A (Memorandum from licensed building practitioner) included with application. Yes ☐ No ☐ N/A ☑

b) Has this amendment been designed by a LBP whom holds the appropriate design class? Yes ☐ No ☐ N/A ☑

If this amendment prescribed as an "Owner Builder" project then provide:

a) A completed "Statutory declaration as to owner builder building status" included with application. Yes ☐ No ☐ N/A ☑

Complete and attach an appropriate vetting checklist.

Additional area: LESS 89 m² 22.4m² *[to be completed if original area is increased]*

Applications to initial this section as complete: _____

4. FORMAL DECLARATION

This amendment to this Building Consent is submitted by me as the owner of the property/or as the authorised agent as identified on the original Building Consent Application Form 2 *[delete which does not apply]*

Name: A SMITH Signature:

Date: 3RD OCTOBER 2016

Estimated value that this consent will affect the original value of work? $ _____

[Please identify if the value is increased or decreased clearly! Include GST and labour]

5. DOCUMENTS SUBMITTED [Please list all documents submitted to council as an amendment]

DRAWINGS (2 COPIES)
JOB No. RM1/15, PAGES W1 R1 W2 R2,
W3 & W4 DELETED

6. DESCRIPTION OF AMENDMENT TO APPROVED DOCUMENTS

Please identify on amended plans any changes by outlining with a cloud *[number these accordingly to help with a clear understanding of all work being amended and list below]*	Page number and/or location within specs
1) THE CARPORT IS NOW DELETED	
2) (NOT ESSENCIAL)	
3) THE GARAGE DOOR REMAINS	
4) 2 DOORS 2400 WIDE	
5) NO CHANGE TO THIS	AREA
6)	
7)	
8)	
9)	

7. RESTRICTED BUILDING WORK(residential building work affecting structure or weather tightness)

Will the building work include any restricted work? Yes ☐ No ☑ *[please ✓]*

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *[If these details are unknown at the time of the application, they must be supplied before the building work begins].*

Name	Licensing class	Licensed building practitioner number *[or registration number if treated as being licensed under section 291 of Building Act 2004]*	Particular work carried out or supervised

Note: Continue on another page if necessary

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

8. BUILDING PRACTITIONERS

No change from original Building Consent Application Form 2 *[please ✓]* ☐

[Complete only if there is to be a change in tradesman / LBP's]

Specify Practitioners: LEN McHALE

Business/name: _____

Address: _____

Phone : _____ Mobile: _____ After hours: _____ Fax: _____

Email: _____ LBP or Reg. No.: _____

Specify Practitioners: _____

Business/name: _____

Address: _____

Phone : _____ Mobile: _____ After hours: _____ Fax: _____

Email: _____ LBP or Reg. No.: _____

Please attach separate sheets if extra room is required to identify changes from the building consent

9. THE PROPOSED BUILDING WORK WILL AFFECT THE FOLLOWING BUILDING CODE CLAUSES

[If in doubt use the original building application form for an example or go to www.dbh.govt.nz and search code clauses]

No Building Code Clauses differ from original Building Consent Application Form 2 *[please ✓]* ☐

CLAUSE [Which of the following clauses will be involved in the proposed building work?] *e.g. NZBC Clause B1 Structure.*	**MEANS OF COMPLIANCE** [Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications] *e.g. NZ standard, engineer design or an Acceptable Solution.*	**PROPOSED INSPECTIONS** [State means of inspections. Note PS4 or certificate may be required] e.g. *council, engineer or other.*
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		
NZBC Clause		

10. NEW CERTIFICATE OF TITLE REQUIRED

Yes ☐ No ☑

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

I do not require a modification nor a waiver as part of this application to amend Building Consent *[please ✓]* ☑

Description of waiver / modification _____

Supporting documentation attached as follows: *[please list]* _____

12. CHANGE OF USE NZ Building Act 2004 Section 114, 115

Will this amendment result in a change of use from the original Building Consent? *[please ✓]* Yes ☐ No ☑

Will the change of use result in the need to include / remove a specified system? *[please ✓]* Yes ☐ No ☑

If yes please complete COMPLIANCE [Specified Systems] box on page 4.

Please attach separate sheets if extra room is required to identify changes from the building consent

13. COMPLIANCE [Specified Systems]

Does this amendment involve an alteration / installation or removal of a specified system? Yes ☐ No ☑

No change to the specified systems identified in the original building consent *[please ✓]* ☐

Specified Systems prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007	Removed Altered New
SS	
SS	
SS	
SS	

Please attach separate sheets if extra room is required to identify changes from the building consent

COUNCIL USE ONLY

ESTIMATED EFFECT TO VALUE OF ORIGINAL BUILDING COST

$ — 25000 -00

Lodgement deposit $ 128 Paid R# 104085.

Technical Processing $ 90-50

Industry Levy (MBIE) $ - 50.25

Industry Levy (BRANZ) $ - 25.00

Inspection $

Compliance Schedule $

Peer Review $

Other $

Other $

Total balance payable $ 15.25 Pd 31.10.16

Granted by C Sefuiva

Signature

Date 20 Oct 2016

Issued by A Kelly

Signature

Date 2/11/16

2017/128661

PIM to be reissued? Yes ☐ No ☑ *[if PIM to be reissued please sign below]*

Processor's Name: _____ Signature: _____ Date: _____

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
10-801-397

ROTORUA LAKES COUNCIL

Civic Centre
1061 Haupapa Street
Private Bag 3029, Rotorua
Telephone: 07 348 4199. Facsimile 07 346 3143

SKIPWITH, MR ALAN HAMIORA A AND J SKIPWITH FAM TRUST 43A ROBERTSON STREET GLENHOLME ROTORUA 3010	Invoice No:	395748
	Date:	20 Oct 2016
	Customer No:	96567
	Reference:	BC - 73435

DETAILS	UNIT	AMOUNT
BUILDING CONSENT ACCOUNT		
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	78.70	78.70
MBIE LEVY	-43.70	43.70cr
BRANZ LEVY	-25.00	25.00cr

Pd.

Payable within 21 days of the invoice date

Payment Due: 10 Nov 2016	INVOICE TOTAL	$10.00
	G.S.T	$5.25
	TOTAL NOW DUE	**$15.25**

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **395748** and **BC - 73435** as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 96567
SKIPWITH, MR ALAN HAMIORA

INVOICE NO: 395748
TOTAL DUE: **$15.25**

PAYMENT MADE: $

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

20 OCT 2016

SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

File Ref: P02059
Building Consents no: 73435

Dear Sir/Madam

Invoice for Amendment No: 73435

This letter is to confirm your Amendment application has been **approved.**

On payment of the attached Invoice the Amendment will be **issued**, usually within two working days of the receipt date, and work may then commence subject to any Amendment/Building Consent conditions.

Please note that additional fees may be charged as a result of inspections associated with this amendment at the completion of your project.

Your attention is drawn to Section 49 of the Building Act 2004 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Amendment may be issued.

Payment is required within 28 working days.

Yours faithfully

Jason Ward
Manager Consent Solutions

P: +64 7 348 4199 | F: +64 7 346 3143 | E: info@rotorualc.nz | W: rotorualakescouncil.nz
Rotorua Lakes Council is the operating name of Rotorua District Council.

ROTORUA LAKES COUNCIL	Amendment Processing Checklist	Ref: CP 14 Ver: 05 Issued: 16 January 2014 RDC-50895 Page 1 of 4

For amendments involving the replacement of a cladding system, or the addition or removal of a specified system or component (fire etc) then use an applicable processing checklist

PROCESSING CHECKLIST

Processor Name: C Sefuiva **Building Consent No.** 23495/001.

Proposed Intended Use

	Building Act				**Comments/ reason for decision**
1	PIM issues triggered by this amendment?	P	F	N/A	NO NEW PIM ISSUED
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	N/A	NOT REQUIRED
3	Sec 37 –Notice issued?.	P	F	N/A	NO CHANGE TO FOOTPRINT.
4	Sec 67 - Is the building consent subject to a waiver or modification? *Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.*	P	F	N/A	NO WAIVER OR MODIFICATION ENFORCED / INDICATED BC APPLICATION
5	Sec 84 –LBP's or Owner Builder/Designer listed for Restricted building Work *(complete separate checklist and create information on property file where owner involved in design or contruction)*	P	F	N/A	LBP DESIGNER NO CHANGE TO NOTIFIED DESIGNER
6	Site plan mirrors that of C.T. and location of existing building similar to G.V?	P	F	N/A	NO CHANGE TO FOOTPRINT
7	Sec 363 COPU required as part of the building consent? • Means of escape • Accessability • Construction and demolition hazards • Specified systems	P	F	N/A	RESIDENTIAL DWELLING
8	If this is an alteration, have records been checked to reconcile proposal against existing?	P	F	N/A	CHECKED PIM CONFIRMED ALTERATION
9	Complete checklist for alteration/ removal or installation of any specified system	P	F	N/A	NO SPECIFIED SYSTEMS.

Consideration, decisions and reasons for these where a checklist is not applicable including alternative solutions (*start with reason why checklist not applicable)*

AMENDMENT IS FOR MINOR CHANGES AND WORK NO LONGER CARRIED OUT TO BE REMOVED FROM PLANS

MINOR WORK - AMENDMENT CHECKLIST OK TO ASSESS MINOR CHANGES.

NO CHANGE TO STRUCTURAL COMPONENTS AND BUILDING CODE CLAUSES NOT EFFECTED

Consideration, decisions and reasons for these where a checklist is not applicable including alternative

Document Set ID: 3095908
Version: 1, Version Date: 07/11/2016

solutions (*start with reason why checklist not applicable*) **cont .....**

Consideration, decisions and reasons for these where a checklist is not applicable including alternative solutions (*start with reason why checklist not applicable*) **cont .....**

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Producer Statements						
Acceptance Guidelines PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review			Comments: N/A no engineered design.			
Circle Category:	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below
Structural						
Other						

Producer Statements;
A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Provisional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

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Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
   - Buildable truss plans and associated documentation
   - Appraisal certificates

2. Statements of compliance require the following as a minimum to be accepted by the Rotorua District Council:

☐ Who has issued the statement of compliance
☐ Product name
☐ Address of relevant property (where applicable)
☐ Description of application (where applicable)
☐ Date
☐ Name and signature
☐ Registration/license number (where applicable)
☐ Address of author

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004

Notes on Acceptance of Producer Statement and/or Statement of Compliance (Reasons for your decision to accept from a particular author):

The following listed and attached checklists have been completed to support justification for issuing the building consent	

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

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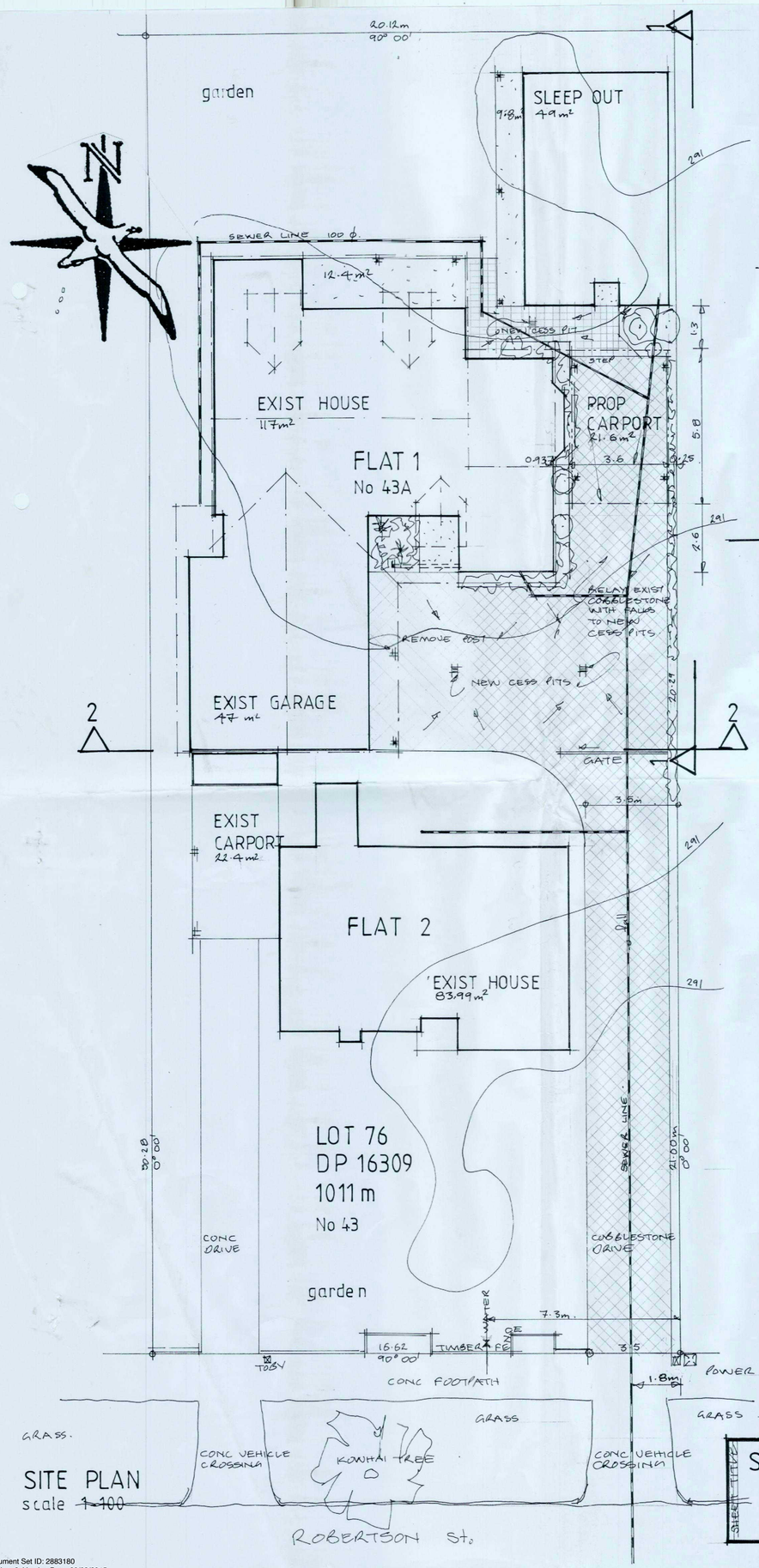
Version: 1, Version Date: 07/11/2016

COUNCIL COPY

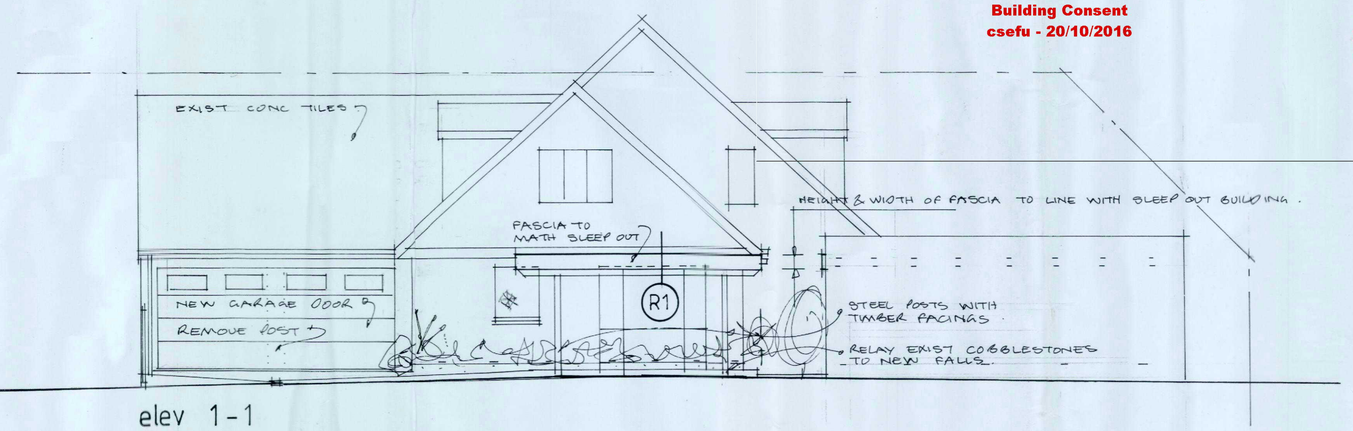
RRD0020MF7
Document Number: RDC-535362
Date Registered: 30/3/2015

Superseded due to amendment to Architectural plans superseded but retained as originally certified by by Engineer. There are no designed structural changes. Building Consent csefu - 20/10/2016

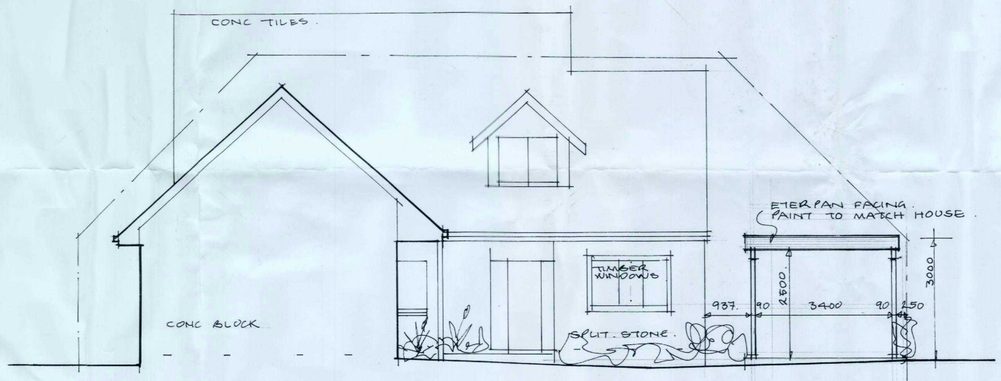
PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 2004 BEING FULLY COMPLIED WITH
DATE: 19.3.15 CONSENT No. # 73435
OFFICER: A Kelly
DC ONLY



SITE PLAN
scale ~~1-100~~



elev 1-1



elev 2-2

scale 1-75

SITE COVER.

1. SITE AREA	= 1011 m²	
2. SLEEP OUT	= 49m²	
3. FLAT 1 HOUSE	= 117 m²	
4. GARAGE	= 47 m²	
5. VERANDAHS.	= 12.4m²	
	= 9.8m²	
6. CARPORT	= 22.4m²	
7. FLAT 2 HOUSE	= 83.99m²	
8. PROP NEW CARPORT	= 21.6 m²	
TOTAL	= 358.19m²	
∴ 358.19 ÷ 1011 X 100	= 35.43%	OK.

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OUR APPROVAL OF THIS DRAWING RELATES TO OUR SPECIFICALLY DESIGNED STRUCTURAL ELEMENTS ONLY

BSK Structural - Engineering - Solutions
P.O Box 23, ROTORUA
PH: 07 348-5394
FAX: 07 348-2311
www.bsk.co.nz
Signed: Date: 25/3/2015

SHEET TITLE: SITE PLAN & ELEVATIONS

PROP ALTERATIONS & CARPORT
At 43A ROBERTSON St ROTORUA
For Mr. & Mrs. A.& J. SKIPWITH

DRAWN ROSS JAN 2015.

W1 SHEET No. of RM1/15 JOB No.

DIRECTIONS architectural
a conception to completion design service
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691

Document Set ID: 2883180
Version: 2, Version Date: 30/03/2015

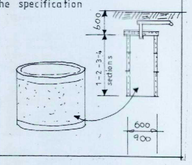
NOTE:

EITHER:	GOOD	MEDIUM	POOR soakage
0-50m² ROOF or PAVING provide	2/600 x 450	3/600 x 450	4/600 x 450
50-100m² ROOF or PAVING provide	2/ 900 x 450	3/900 x 450	4/ 900 x 450

OR:
Refer to soakage tests section 52 of the specification

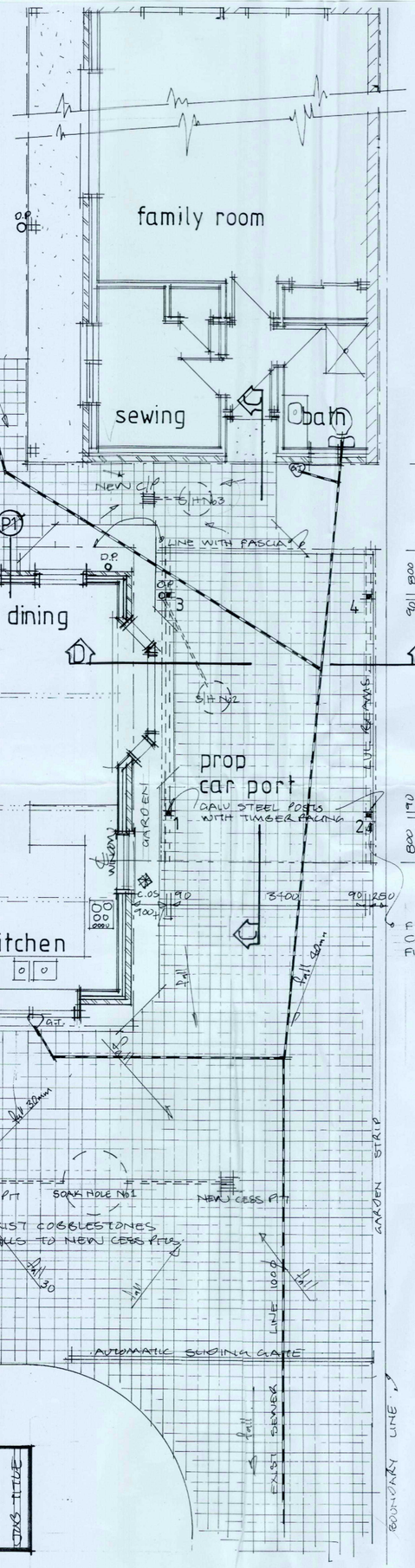
PUMICE CONCRETE WELL LINERS & LIDS

SRP900X450 900mm x 450mm high
SRP600X450 600mm x 450mm high
LDPO530X50 530mm x 50mm thick Lid either blank or with 110 inlet hole



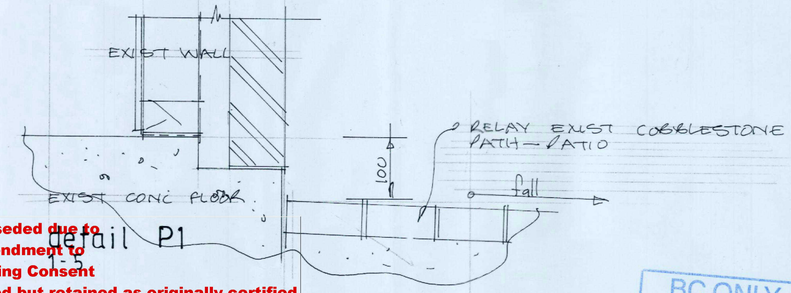
stormwater soakholes

SOAK HOLE SUMMARY
S.H. No1 = 85m² ∴ = 3/900x450
S.H. No2 = 25m² ∴ = 3/600x450
S.H. No3 = 18m² ∴ = 3/600x450



PROP GROUND FLOOR PLAN

INDICATES EXIST STEEL LINTEL IN SPLIT STONE TO BE REMAKED SEE DETAIL A7, DWG W6.



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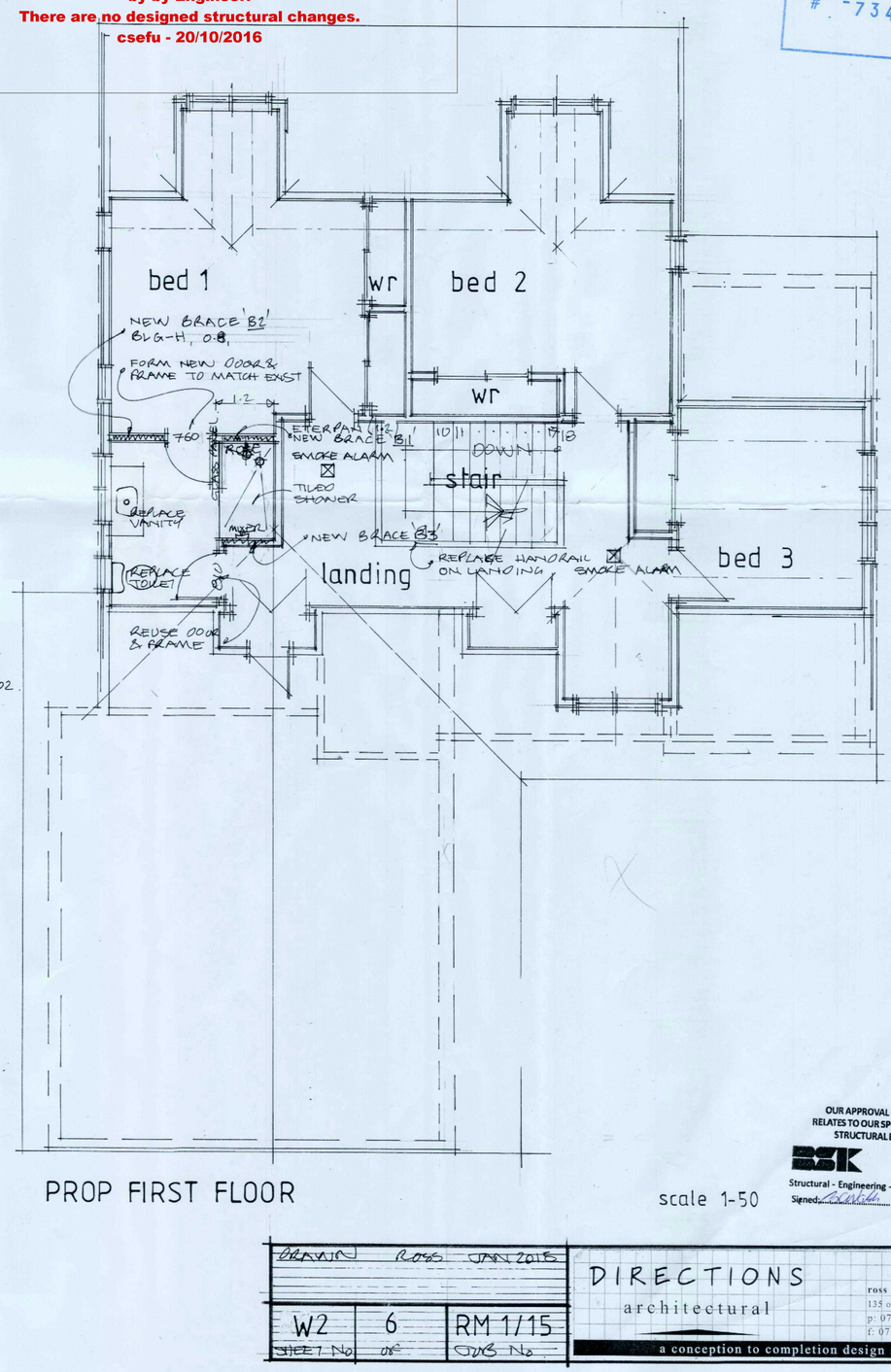
Architectural plans superseded but retained as originally certified by by Engineer.
There are no designed structural changes.
csefu - 20/10/2016

BC ONLY
73435



PROP FIRST FLOOR

scale 1-50

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Signed: ..... Date: 25/2/2015

PROP FLOOR PLANS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St, ROTORUA For Mr & Mrs. A.& J. SKIPWITH	

DRAWN ROSS JAN 2015

SHEET No		DWG No
W2	6	RM 1/15

DIRECTIONS architectural
a conception to completion design service

ross malcolm NZCD(arch)
135 old taupo road rotorua
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f: 07 348 5691

Document Set ID: 2883180
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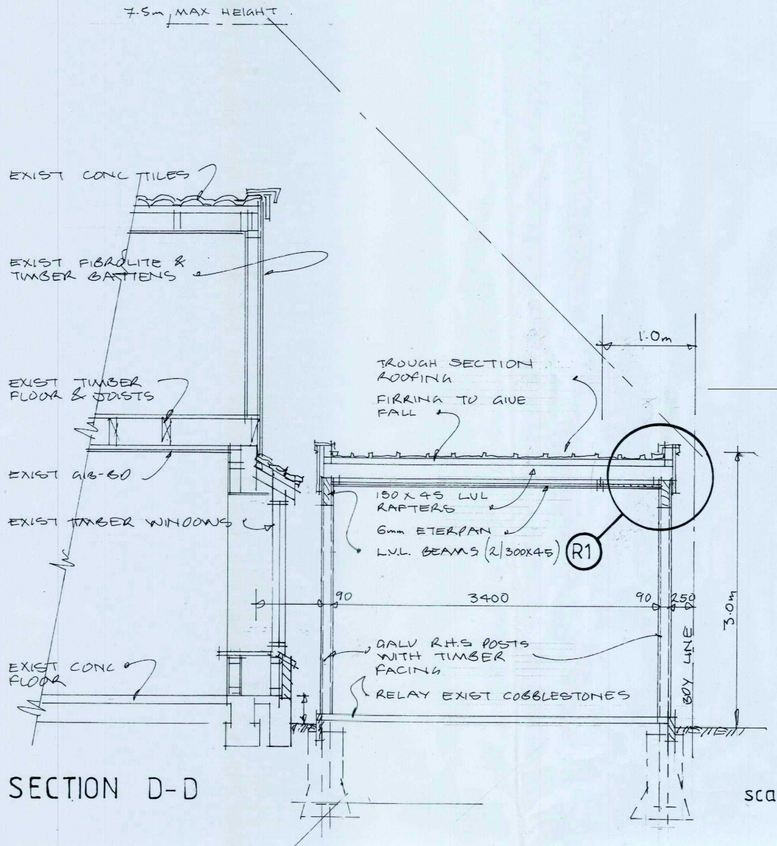
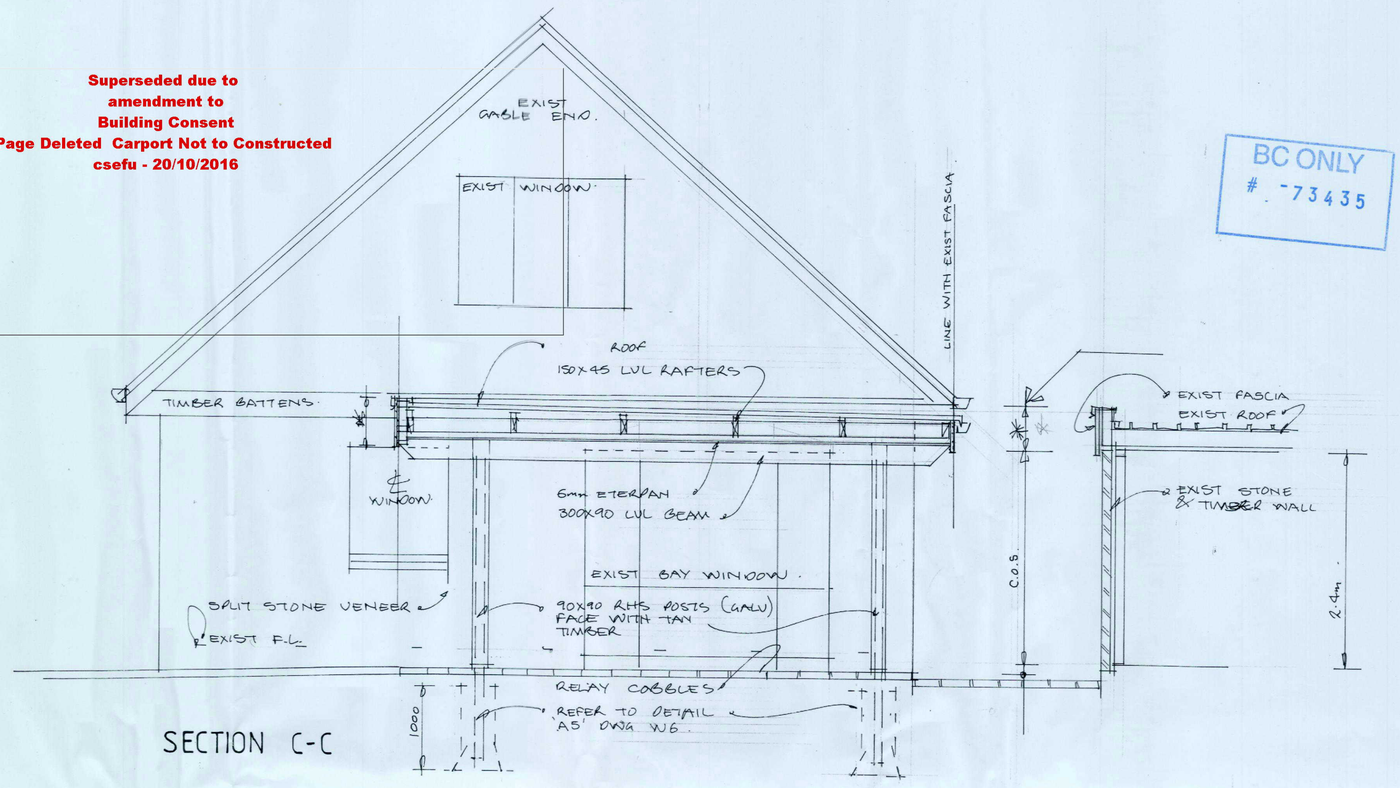


SECTION D-D

scale 1-33·3



SECTION C-C

Superseded due to amendment to Building Consent Page Deleted Carport Not to Constructed csefu - 20/10/2016

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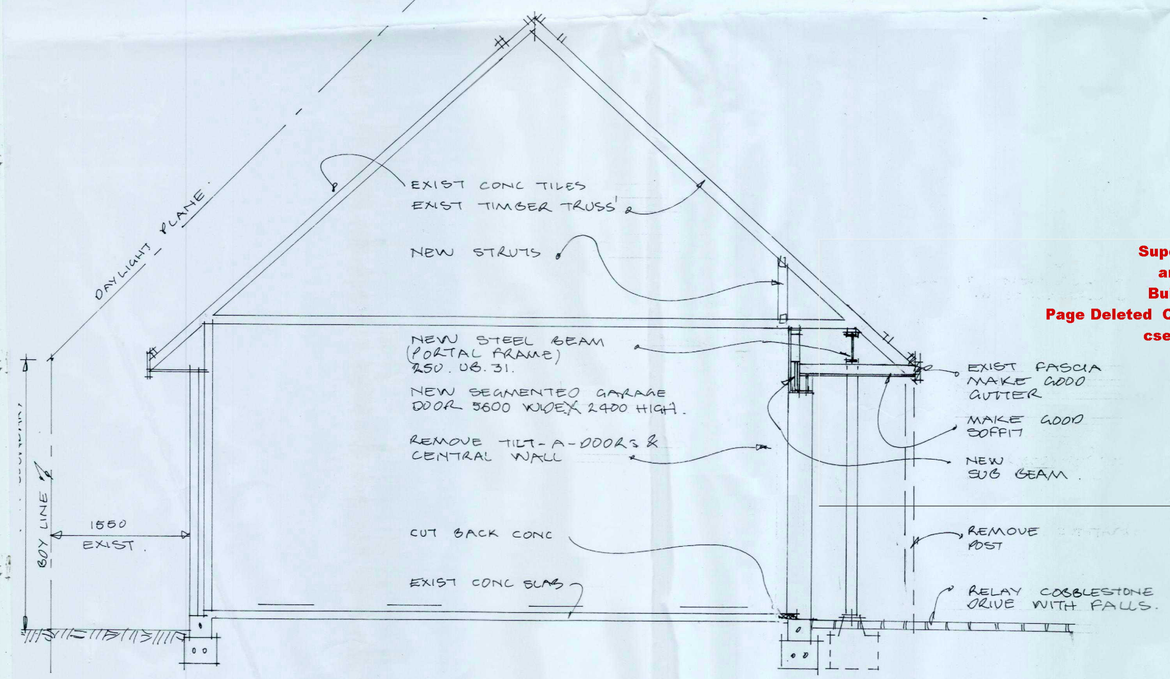
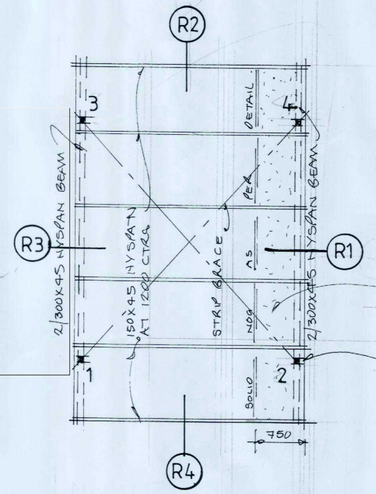
73435



SECTION A-A

scale 1-33·3

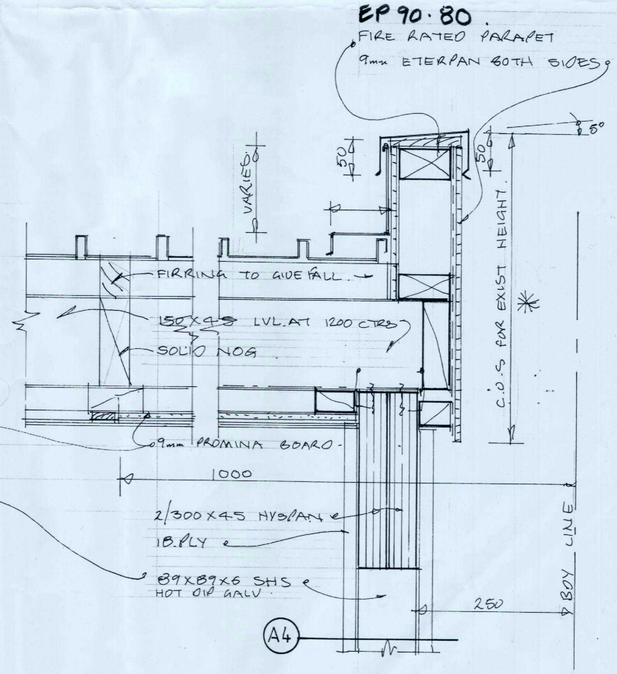
Superseded due to amendment to Building Consent Page Deleted Carport Not to Constructed csefu - 20/10/2016



CARPORT ROOF FRAMING

scale 1-50

NOTE: 1.
COLUMNS No2 & No4 TO BE FIRE PROTECTED WITH FIRETEX FX2002. SEE SPECIFICATION FOR INSTRUCTIONS.



scale 1-5

DETAIL R1

NOTE; 2.
BOLT 300X45 WITH 12 DIA BOLTS. AT 600 CTRS.

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FAX: 07 348-2313
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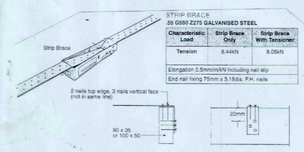
Signed: ..... Date: 25/02/2015



NOTE:
EXPOSED GALVANISED STRUCTURAL STEEL
all exposed steel frames that can be washed by direct or wind blown rain shall be hot dipped galvanised to NZS 4680 (375 gm/m²) plus then be painted with Resene coating system Uracryl 402 top coat and Armourcote 210 under coat/primer or similar approved all to manufactors specification

DRAWN ROSS FEB 2015.

SHEET No	OF	JOB NO
W3	6	RM1/15

SHEET TITLE: SECTIONS

PROP ALTERATIONS & CARPORT
At 43A ROBERTSON St. ROTORUA
For Mr. & Mrs. A.& J. SKIPWITH

DIRECTIONS
architectural
a conception to completion design service
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
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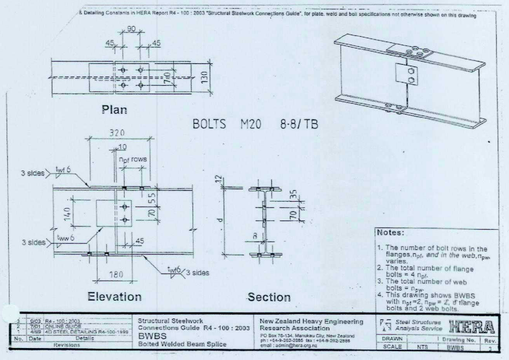
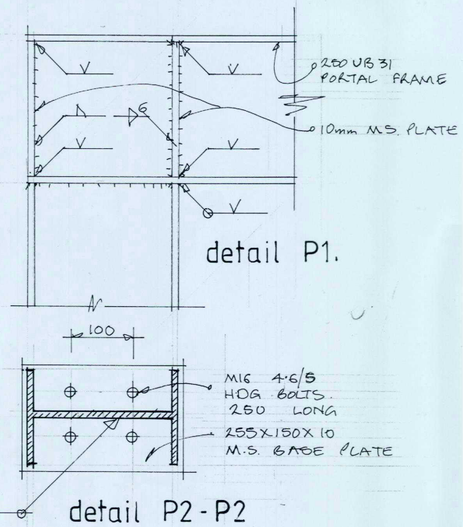
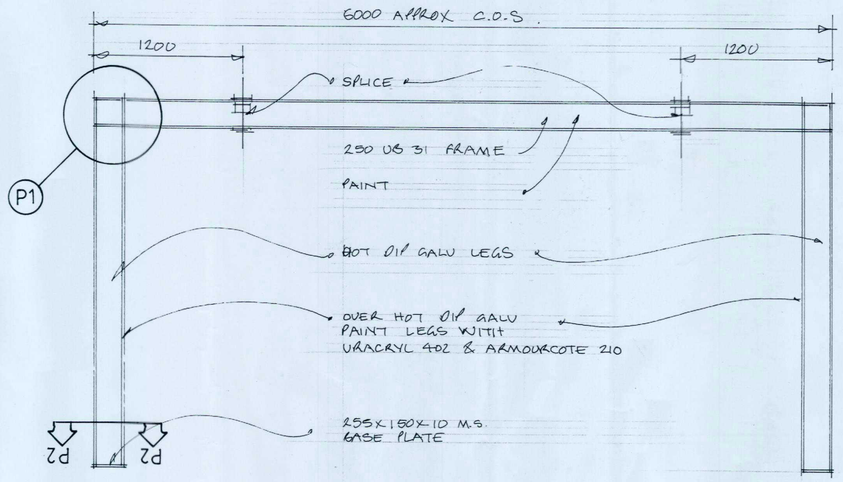
Document Set ID: 2883180
Version: 2, Version Date: 30/03/2015

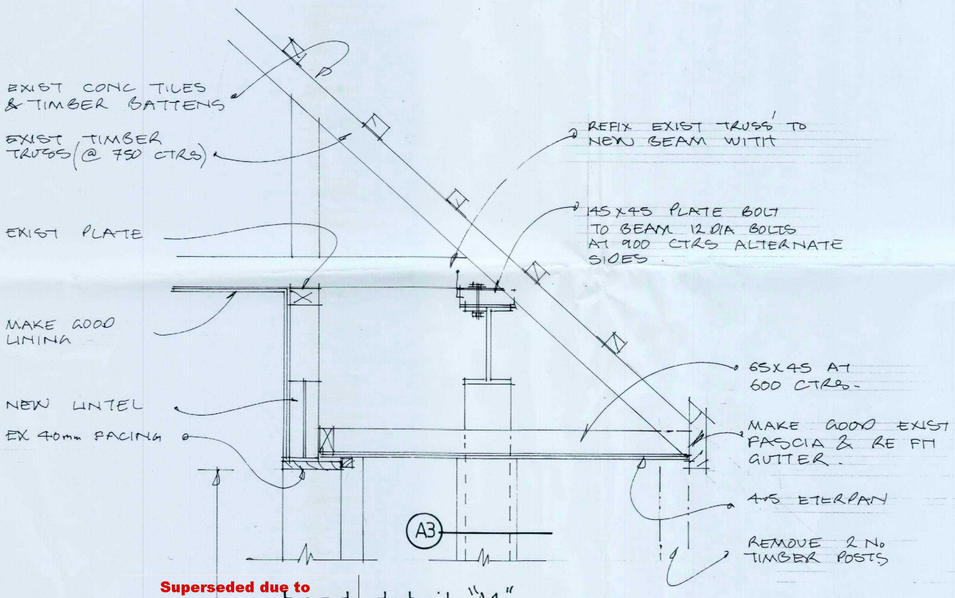


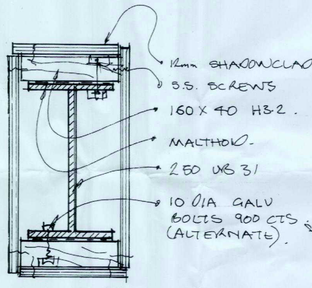


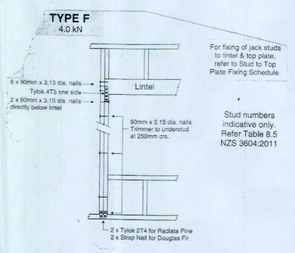
Superseded due to amendment to Building Consent Page Deleted Large Garage Door Not Included csefu - 20/10/2016

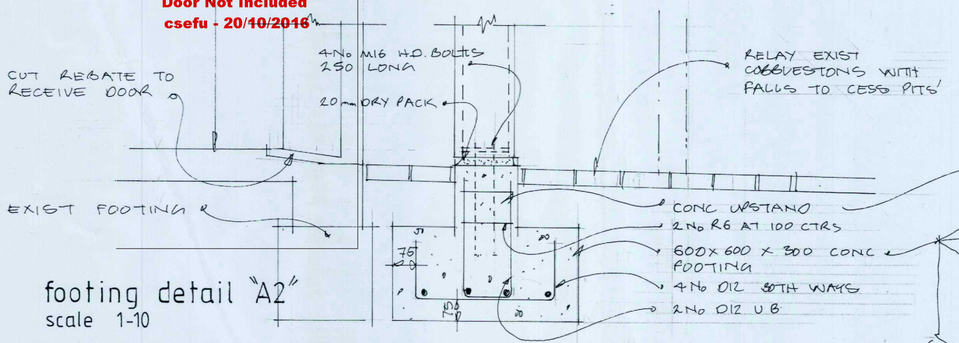


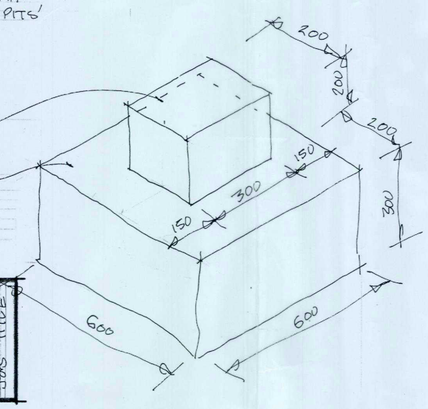
BC ONLY #2015438
Superseded due to amendment to Building Consent Page Deleted Large Garage Door Not Included csefu - 20/10/2016

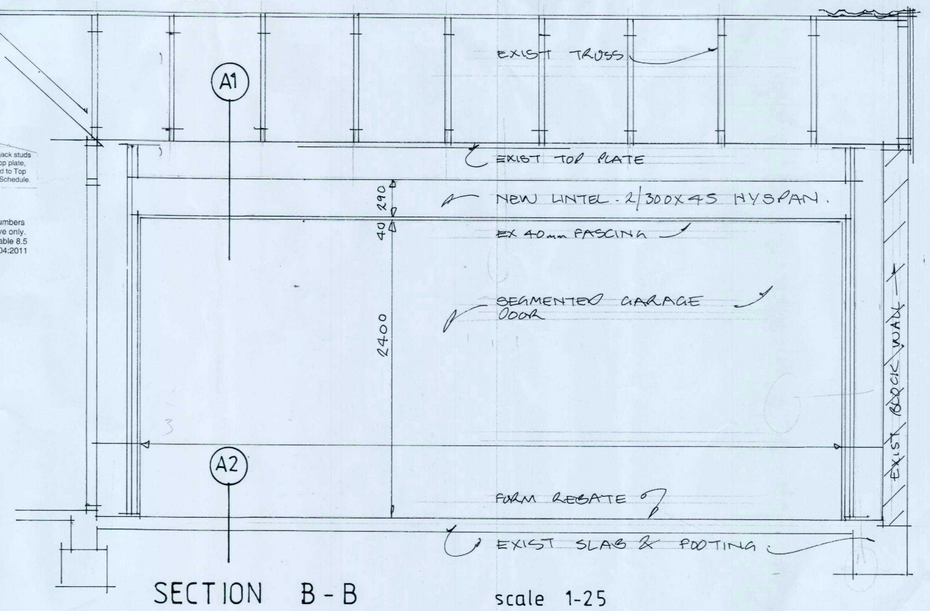












Superseded due to amendment to Building Consent Page Deleted Large Garage Door Not Included csefu - 20/10/2016

SHEET TITLE: GARAGE LINTEL ALTERATION DETAILS

PROP ALTERATIONS & CARPORT
At 43A ROBERTSON St ROTORUA
For Mr & Mrs A & J SKIPWITH

JOB TITLE

OUR APPROVAL OF THIS DRAWING RELATES TO OUR SPECIFICALLY DESIGNED STRUCTURAL ELEMENTS ONLY

BSK
Structural - Engineering - Solutions
RD box 23, ROTORUA
PH: 07 348-5394
FAX: 07 348-2311
www.bsk.co.nz

Signed: [signature] Date: 25/02/2015

DRAWN ROSS FEB 2015

SHEET No	OF	JOB No
W4	6	RM 1/15

DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
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a conception to completion design service

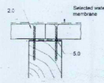
Document Set ID: 2883180
Version: 2, Version Date: 30/03/2015

Flooring with Eterpan

eterpan

Step 3: fixing of Eterpan 20.0mm sheet - Wet Areas

- ❑ Installation generally as per "Dry Areas" with the following additions to be included for wet area installations.
- ❑ PE Foam Tape 48mm 1.6mm to be taped on to framing at all sheet joints. Refer **5.0** on detail below.
- ❑ In wet areas a primer + waterproof membrane have to be applied on the Eterpan Base surface, before any further tiling will can be done. We refer to the manufacturer's recommendations (Mapei NZ, Bostik NZ, Ardex NZ ...) for further information. Be careful to clean the Eterpan Base sheets before applying the primer / membrane.

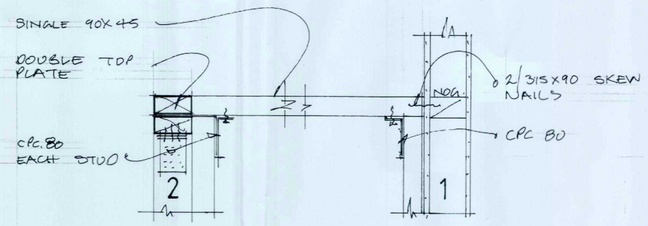


Flooring with Eterpan

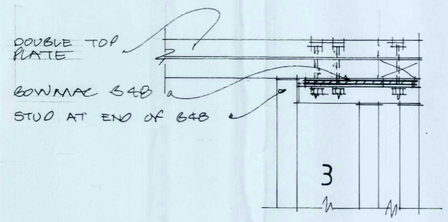
Step 1: sheet laying

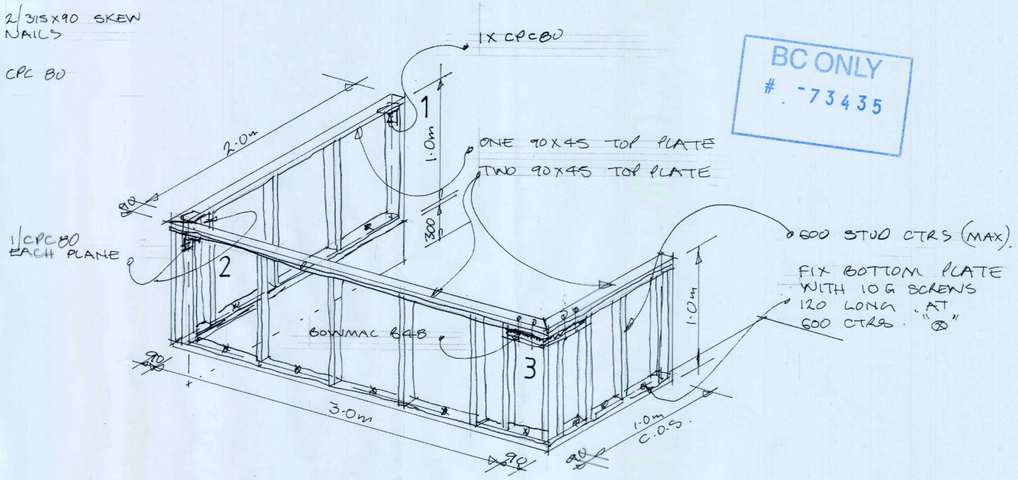
- ❑ Sheets have to be laid across the joists.
- ❑ Sheet joints must be located on the centre line of a joist or nog
- ❑ Sheet edges must be butt jointed tightly for tiling applications
- ❑ All edges of the sheets have to be supported by a joist or nog
- ❑ Screw fixing centres must be as per the fixing table below.

JOIST SPACING CENTRES	MAX. FASTENER SPACING
400mm	400mm
600mm	300mm



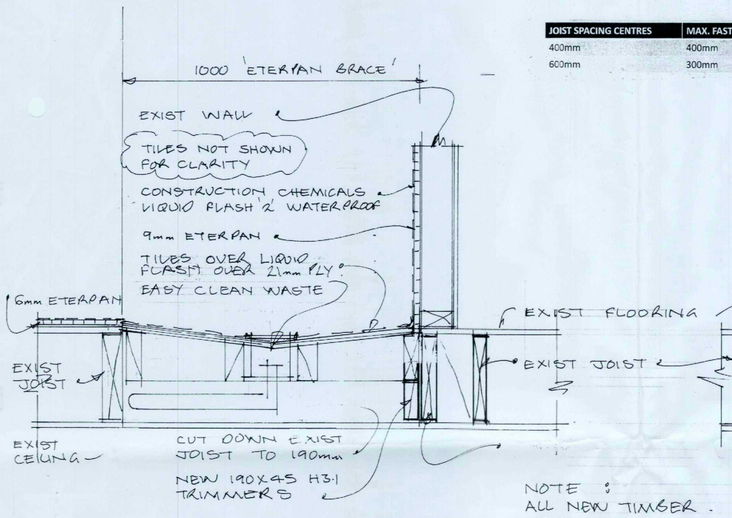
fixing details





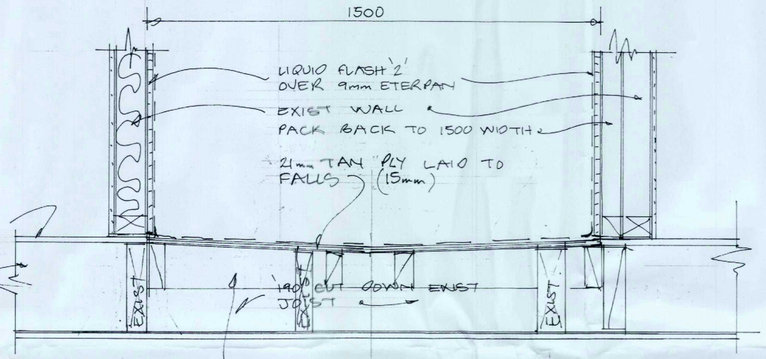
BC ONLY
#. -73435

'ISOMETRIC SKETCH
'LANDING' HANDRAIL REPLACEMENT.



SECTION Y-Y

scale 1-10



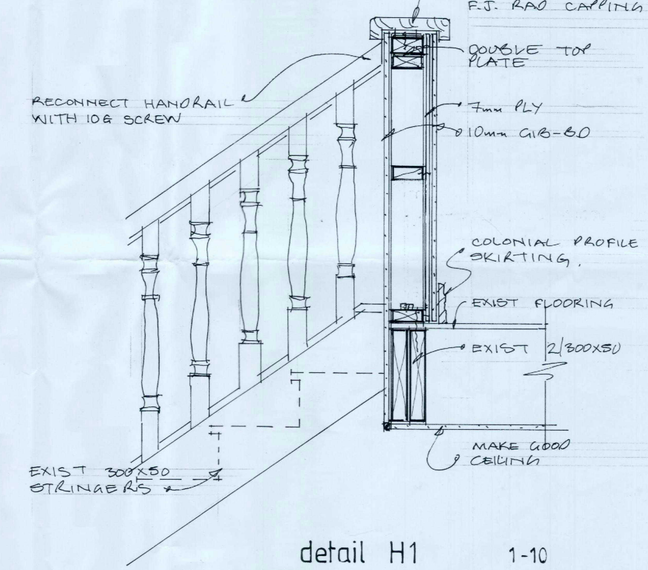
SECTION Z-Z

NOTE:
CONNECT WASTE TO EXIST 40DIA BATH DRAIN.

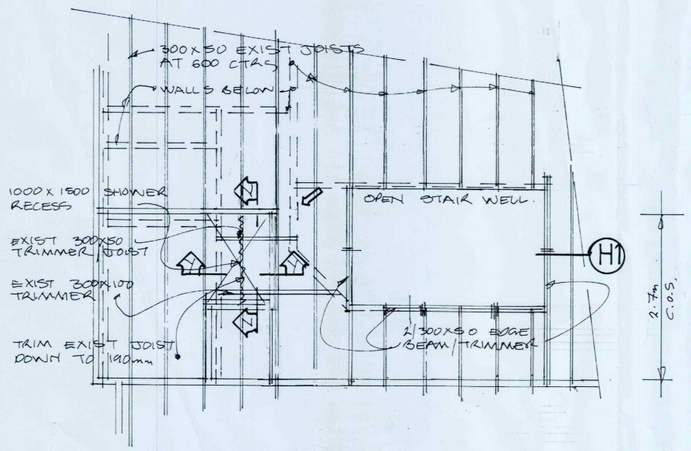
NOTE:
ALL NEW TIMBER H3.2 TREATMENT.

Table 8.19 – Nailing schedule for hand-driven and power-driven nails (see 8.8.6)

Item	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing or:				
(a) External walls and internal wall bracing elements	100 x 3.75	2 at 600 mm centres	90 x 3.15	3 at 500 mm centres
(b) Internal walls (may be nailed to floor decking)	100 x 3.75	1 at 600 mm centres	90 x 3.15	1 at 600 mm centres
(c) Trimmer not exceeding 4.2 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.05 90 x 3.15	3 (skewed) 2 (end nailed)
Flangeplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 each side of cut
Half joint in top plate	75 x 3.15	3	75 x 3.05	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for:				
(a) Trimmer not exceeding 2.4 m long	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
(b) Trimmer not exceeding 3.6 m long	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
(c) Trimmers not exceeding 3.6 m long	100 x 3.75	4 (end nailed)	90 x 3.15	6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	600 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.05 90 x 3.15	4 (skewed) 3 (end nailed)



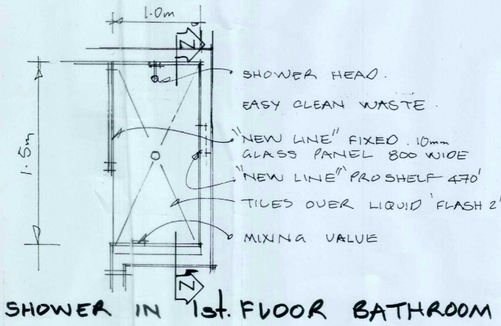
detail H1 1-10



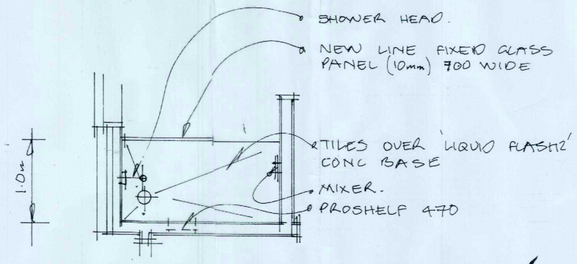
SPAN OF EXIST JOIST TO BE REDUCED TO 190X45 N.Z.S. 3604 TABLE 7.1 O.K.

FIRST FLOOR JOISTs BELOW SHOWER

scale 1-50



SHOWER IN 1st. FLOOR BATHROOM



SHOWER IN G.F. BATHROOM. (1-25)

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Signed: ..... Date: 25/02/2015

SHOWER BASE & BALCONY HANDRAIL DETAIL	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St ROTORUA For Mr & Mrs A & J SKIPWITH

DRAWN Ross FEB 2015.

W 5	6	RM 1/15
SHEET No.	OF	JOBS No.

DIRECTIONS architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
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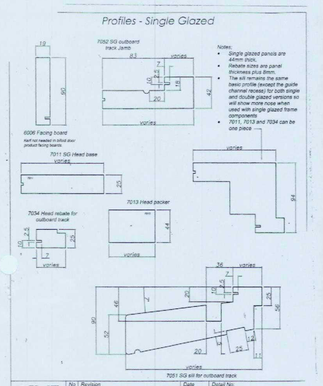
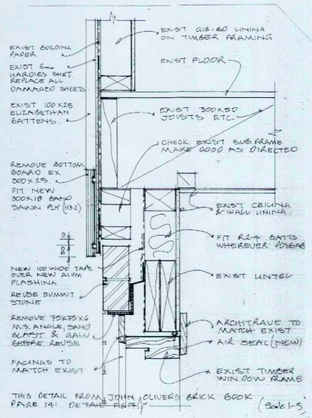
Document Set ID: 2883180
Version: 2, Version Date: 30/03/2015





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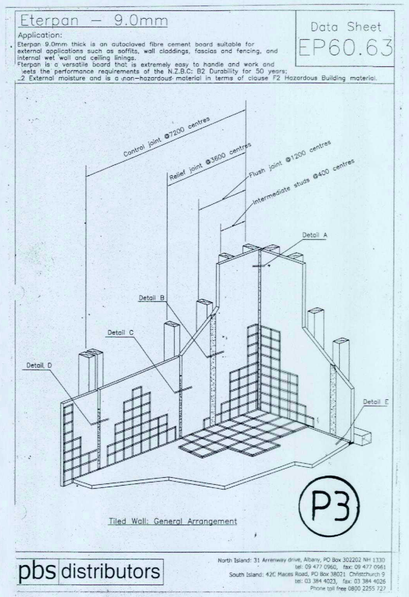
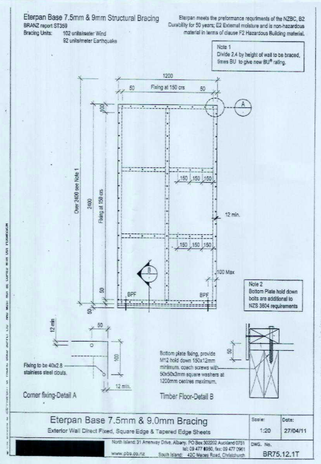
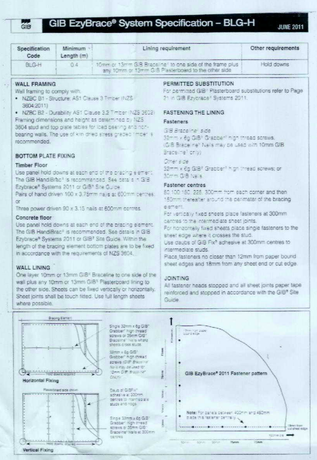
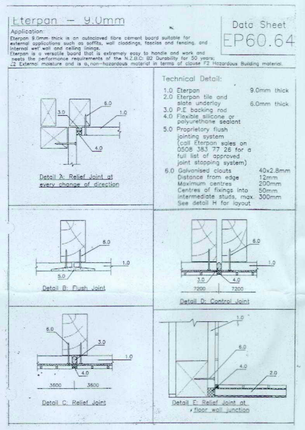
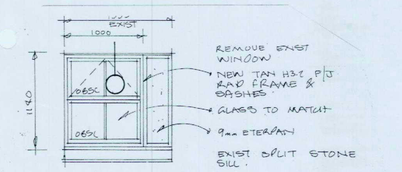


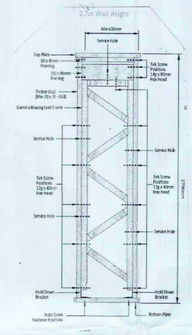


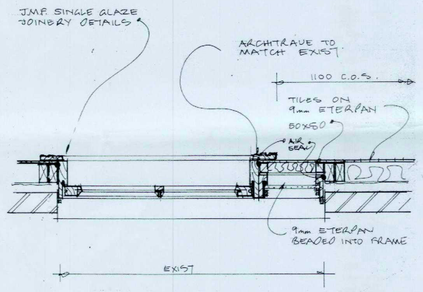


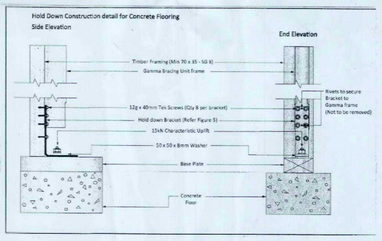


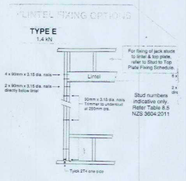


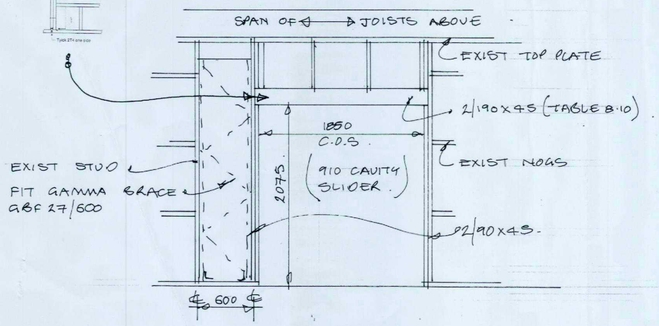
G.F. BATHROOM WINDOW.

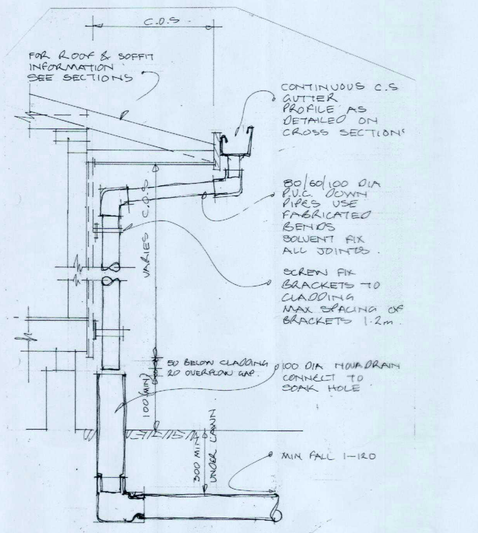




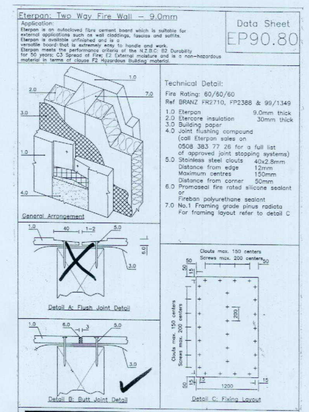


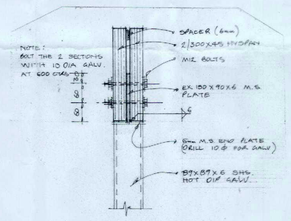






TYPICAL DOWN PIPE INSTALATION.





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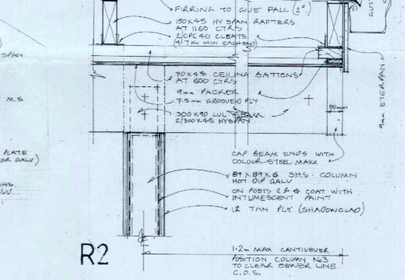

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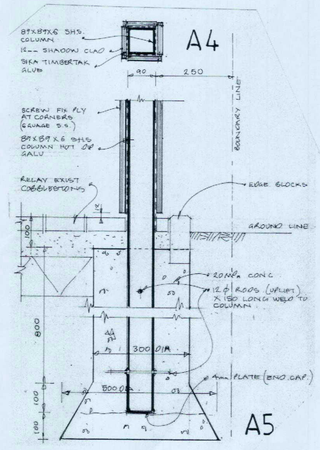

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SHEET TITLE: MISC DETAILS

JOB TITLE: PROP ALTERATIONS & CARPORT At 43A. ROBERTSON St, ROTORUA For Mr & Mrs A.& J. SKIPWITH

COMPILED ROSS FEB 2015.

SHEET No		JOB No
W6	6 of	RM 1/15

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RM 1/15.
job no

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SPECIFICATION and standard details

for ALTERATIONS & NEW CARPORT.

at 43A ROBERTSON St.

client A&J. SKIPWITH.

phone

date FEB 2015.

prep by

DIRECTIONS
architectural

ross malcolm NZCD(arch)
135 old taupo road rotorua
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Wall Bracing Calculation Sheet A

JUNE 2011

Design

Job Details (tick appropriate boxes)

Box 1

Name	SKITWITH ROBERTSON		
Street Address	43A		
Lot No	76	DPS No	163097
City/Town	ROTORUA		

Location of Storey:		Floor type:		Floor load:	
Single/upper storey		Sub-floor		2kPa	✓
Upper storey of two		Slab	✓	3kPa	
Lower storey of two					

Key dimensions

Building height to apex		8	Metres
Roof height above eaves		3	Metres
Stud height		2.7	Metres
Average roof pitch		42	Degrees
Building Length	BL	19	Metres
Building Width	BW	15	Metres
Gross Plan Area	GPA	117	Sq Metres

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW

Cladding weight	Light	Medium	Heavy
Sub-floor			
Lower storey			✓
Upper or Single Storey	✓		

Roof weight	Light	Heavy
		✓

Room in roof space	Yes	No
		✓

Wind Zone

Box 2

Action	Reference	Values available	Outcome
Wind Region	Figure 5.1	A, W	W
Lee Zone	Figure 5.1	Yes, No	–
Ground Roughness	Page 6	Urban, Open	TI
Site Exposure	Page 7	Sheltered, Exposed	
Topographic Class	Tables 5.2 and 5.3 + Fig 5.2	Gentle to Steep	
Wind Zone	Table 5.4	L, M, H, VH, EH, SED	37

Earthquake Zone

Box 3

Action	Reference	Values available	Outcome
Earthquake Zone	Figure 5.4	1, 2, 3, 4	
Site subsoil classification	Page 9	A, B, C, D, E	X0.5

BUs required Wind

Box 4

W Across	120	BUs per m	(From NZS 3604:2011 tables 5.5, 5.6 and 5.7)
W Along	110	BUs per m	

Total Wind Load

W Across	Enter BL from box 1	Multiply by	BUs per m Across	Equals Across W required
	19	X	120	2280

W Along	Enter BW from box 1	Multiply by	BUs per m Along	Equals Along W required
	15	X	110	1650

BUs required Earthquake

Box 5

E =	29	BUs per m²	(From NZS 3604:2011 tables 5.8, 5.9 and 5.10)

Note: For a room in the roof space use E + 3 BU/m²

Total Earthquake Load

EQ Requirement Along and Across	Enter GPA from box 1	Multiply by	E	Equals E required
	117	X	29 X 0.5	1697

Transfer to calculation sheet B

For manual calculations only

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WE ARE CHECKING AN INTERNAL WALL. LINE (B) ONLY. GROUND FLOOR

GIB EzyBrace® Systems

GIB Wall Bracing Calculation Sheet B

JUNE 2011

Design

Along

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A								
B	283.	B1	GSF 27/600	0.6		70		70
		B2.	GS2N	2.4	95	228	85.	204
C						298		274
D						= 275 BUS		
E	50% TOTAL = 1650 / 1697					6 = 283 BRACING LINES.		

Totals Achieved		W achieved		E achieved	
From Sheet A	Totals Required	W required*		E required*	
		W achieved must exceed W required*		E achieved must exceed E required*	

* from Calculation Sheet A

Across

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M								
N								
O								
P								
Q								

Totals Achieved		W achieved		E achieved	
From Sheet A	Totals Required	W required*		E required*	
		W achieved must exceed W required*		E achieved must exceed E required*	

* from Calculation Sheet A

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REPLACE ANGLE BRACE IN FIRST FLOOR BATH ROOM.

GIB EzyBrace® Systems

GIB Wall Bracing Calculation Sheet A

JUNE 2011

Design

Job Details (tick appropriate boxes)

Box 1

Name	SKIP WITH
Street Address	43A ROBERTSON ST
Lot No	76
DP/SO No	16309
City/Town	ROTORUA

Location of Storey:	
Single/upper storey	✓
Upper storey of two	
Lower storey of two	

Floor type:	
Sub-floor	✓
Slab	

Floor load:	
2kPa	✓
3kPa	

Key dimensions

Building height to apex		5	Metres
Roof height above eaves		2.5	Metres
Stud height		2.4	Metres
Average roof pitch		42	Degrees
Building Length	BL		Metres
Building Width	BW		Metres
Gross Plan Area	GPA		Sq Metres

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW

Cladding weight	Light	Medium	Heavy
Sub-floor			
Lower storey			
Upper or Single Storey			

Roof weight	Light	Heavy

Room in roof space	Yes	No

Wind Zone

Box 2

Action	Reference	Values available	Outcome
Wind Region	Figure 5.1	A, W	
Lee Zone	Figure 5.1	Yes, No	
Ground Roughness	Page 6	Urban, Open	
Site Exposure	Page 7	Sheltered, Exposed	
Topographic Class	Tables 5.2 and 5.3 + Fig 5.2	Gentle to Steep	
Wind Zone	Table 5.4	L, M, H, VH, EH, SED	

Earthquake Zone

Box 3

Action	Reference	Values available	Outcome
Earthquake Zone	Figure 5.4	1, 2, 3, 4	
Site subsoil classification	Page 9	A, B, C, D, E	

BUs required Wind

Box 4

W Across			BUs per m
W Along			BUs per m

(From NZS 3604:2011 tables 5.5, 5.6 and 5.7)

Total Wind Load

W Across	Enter BL from box 1	Multiply by	BUs per m Across	Equals Across W required
		X		

W Along	Enter BW from box 1	Multiply by	BUs per m Along	Equals Along W required
		X		

BUs required Earthquake

Box 5

E =		BUs per m²

(From NZS 3604:2011 tables 5.8, 5.9 and 5.10)

Note: For a room in the roof space use E + 3 BU/m²

Total Earthquake Load

EQ Requirement Along and Across	Enter GPA from box 1	Multiply by	E	Equals E required
		X		

Transfer to calculation sheet B

For manual calculations only

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FIRST FLOUR BATH ROOM.

GIB EzyBrace® Systems

GIB Wall Bracing Calculation Sheet B

JUNE 2011

Design

Along EXIST ANGLE BRACE TO BE CUT (G.I.B BOTH SIDES)

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		FROM OLD G.I.B-B1 MANUAL G.I.B- BOTH SIDES. EXIST ANGLE BRACE TO BE CUT						
B	INTERNAL = 125			= 2.4	X 60 / m =		144 BUs EQ	
				= 2.4	X 75 =		180 BUs WIND	
C		B1	(9mm ETERPAN)	1.2	102	122	92	110
		B2	GIB-H	0.8	110	88	115	92
		B3	ETERPAN	1.1	102	112	92	101
D								
E								

Totals Achieved		W achieved	322
From Sheet A	Totals Required	W required*	180
		W achieved must exceed W required*	
		E achieved	303
		E required*	144
		E achieved must exceed E required*	

* from Calculation Sheet A

Across

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M								
N								
O								
P								
Q								

Totals Achieved		W achieved	
From Sheet A	Totals Required	W required*	
		W achieved must exceed W required*	
		E achieved	
		E required*	
		E achieved must exceed E required*	

For manual calculations only

* from Calculation Sheet A

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CAR PORT.

7.8 RAFTER SPAN TABLES

TABLE 20A: RAFTERS – LOW AND MEDIUM WIND EXPOSURE

Section D x B (mm)	Product	Cross Section	Single Span								Continuous Span							
			Maximum Rafter Span and Overhang 'O/H' (m) for Light Roofs and Ceilings = 40 kg/m²															
90 x 45	hyCHORD	▮	2.7	0.7	2.4	0.7	2.2	0.6	2.0	0.6	3.1	0.7	3.0	0.6	2.8	0.6	2.6	0.6
[illegible]	[illegible]	▮	4.0	1.1	3.7	1.0	3.3	1.0	3.0	1.0	-	-	-	-	4.4	0.9	4.1	0.9
150 x 45	hySPAN	▮	4.6	1.3	4.2	1.2	3.8	1.1	3.4	1.2	6.1	1.1	5.7	1.0	5.0	1.0	4.6	1.0
150 x 63	hySPAN	▮	5.0	1.5	4.6	1.4	4.2	1.3	3.8	1.3	6.5	1.3	6.2	1.2	5.6	1.1	5.1	1.1
170 x 45	hySPAN	▮	5.2	1.5	4.8	1.3	4.2	1.3	3.9	1.3	6.7	1.3	6.3	1.2	5.7	1.1	5.2	1.2
190 x 45	hyCHORD	▮	5.4	1.5	5.0	1.4	4.4	1.4	4.1	1.3	-	-	-	-	-	-	-	-
HJ200 45	hyJOIST	I	5.6	1.4	5.1	1.4	4.4	1.3	4.0	1.3	7.0	1.3	6.5	1.2	5.8	1.2	4.8	1.2
200 x 45	hySPAN	▮	6.0	1.7	5.6	1.6	5.0	1.5	4.6	1.5	7.5	1.6	7.1	1.4	6.5	1.3	6.1	1.4
200 x 63	hySPAN	▮	6.4	2.0	6.0	1.8	5.5	1.7	5.0	1.7	7.9	1.8	7.5	1.6	7.0	1.5	6.5	1.6
240 x 45	hySPAN	▮	6.8	2.1	6.4	1.9	5.9	1.8	5.4	1.9	8.5	1.9	8.0	1.8	7.4	1.7	6.9	1.6
HJ240 63	hyJOIST	I	6.8	1.9	6.3	1.8	5.7	1.7	5.2	1.7	8.3	1.8	7.8	1.7	7.0	1.6	6.2	1.6
240 x 63	hySPAN	▮	7.2	2.4	6.9	2.2	6.3	2.1	6.0	2.0	-	-	8.5	2.0	7.9	1.9	7.5	1.8
HJ240 90	hyJOIST	I	7.3	2.3	6.9	2.1	6.3	2.0	5.9	1.9	-	-	8.5	1.9	7.7	1.8	7.2	1.8
HJ300 63	hyJOIST	I	7.7	2.4	7.2	2.2	6.6	2.1	6.1	2.0	-	-	-	-	8.0	1.9	7.4	1.9
300 x 45	hySPAN	▮	7.9	2.8	7.5	2.5	6.9	2.3	6.5	2.3	-	-	-	-	8.6	2.1	8.1	2.1
300 x 63	hySPAN	▮	8.3	3.2	8.0	2.9	7.4	2.7	7.0	2.6	-	-	-	-	-	-	8.7	2.4
HJ300 90	hyJOIST	I	8.3	2.8	7.8	2.6	7.2	2.4	6.7	2.3	-	-	-	-	-	-	8.2	2.2

TABLE 20B: RAFTERS – LOW AND MEDIUM WIND EXPOSURE

Section D x B (mm)	Product	Cross Section	Single Span								Continuous Span							
			450		600		900		1200		450		600		900		1200	
			Maximum Rafter Span and Overhang 'O/H' (m) for Heavy Roofs and Ceilings = 90 kg/m²															
			Span	O/H	Span	O/H	Span	O/H	Span	O/H	Span	O/H	Span	O/H	Span	O/H	Span	O/H
90 x 45	hyCHORD	▮	2.1	0.8	1.9	0.8	1.7	0.7	1.5	0.7	2.8	0.7	2.5	0.7	2.2	0.6	2.0	0.6
140 x 45	hyCHORD	▮	3.2	1.3	2.9	1.2	2.6	1.1	2.3	1.1	4.3	1.1	3.9	1.0	3.5	1.0	3.1	1.0
150 x 45	hySPAN	▮	3.6	1.4	3.3	1.3	2.9	1.3	2.7	1.2	4.9	1.3	4.5	1.2	3.9	1.1	3.6	1.1
150 x 63	hySPAN	▮	4.0	1.6	3.7	1.5	3.3	1.4	3.0	1.4	5.4	1.4	4.9	1.3	4.4	1.3	4.0	1.2
170 x 45	hySPAN	▮	4.1	1.6	3.8	1.5	3.3	1.4	3.0	1.4	5.5	1.4	5.0	1.3	4.4	1.3	4.1	1.2
190 x 45	hyCHORD	▮	4.3	1.7	3.9	1.6	3.5	1.5	3.2	1.5	-	-	-	-	4.7	1.3	4.3	1.3
HJ200 45	hyJOIST	I	4.3	1.6	3.8	1.5	3.3	1.4	3.0	1.4	5.6	1.4	5.0	1.4	4.2	1.3	3.2	1.4
200 x 45	hySPAN	▮	4.8	1.9	4.4	1.8	3.9	1.7	3.5	1.6	6.3	1.7	5.9	1.6	5.2	1.5	4.8	1.5
200 x 63	hySPAN	▮	5.3	2.2	4.9	2.0	4.3	1.9	3.9	1.8	6.8	1.9	6.4	1.8	5.8	1.7	5.3	1.6
HJ240 63	hyJOIST	I	5.5	2.1	4.9	2.0	4.3	1.9	3.8	1.8	6.8	1.9	6.3	1.8	5.5	1.7	4.2	1.8
240 x 45	hySPAN	▮	5.7	2.3	5.2	2.1	4.6	2.0	4.2	2.0	7.2	2.1	6.8	1.9	6.2	1.8	5.7	1.7
HJ240 90	hyJOIST	I	6.1	2.4	5.6	2.3	4.9	2.2	4.4	2.1	7.5	2.2	7.0	2.1	6.3	2.0	5.5	2.0
240 x 63	hySPAN	▮	6.2	2.6	5.8	2.4	5.1	2.3	4.7	2.2	7.7	2.4	7.3	2.2	6.7	2.0	6.2	2.1
HJ300 63	hyJOIST	I	6.4	2.6	5.9	2.4	5.1	2.3	4.6	2.2	7.8	2.4	7.2	2.2	6.4	2.1	5.6	2.1
300 x 45	hySPAN	▮	6.8	2.9	6.4	2.7	5.8	2.5	5.3	2.4	8.4	2.7	7.9	2.4	7.3	2.3	6.8	2.2
HJ300 90	hyJOIST	I	7.0	3.0	6.5	2.8	5.9	2.6	5.3	2.5	8.5	2.8	7.9	2.6	7.1	2.4	6.4	2.4
300 x 63	hySPAN	▮	7.2	3.4	6.8	3.1	6.3	2.8	5.8	2.8	-	-	8.5	2.8	7.8	2.6	7.3	2.5

The following notes relate to TABLE 20A and TABLE 20B:

- Maximum overhangs (O/H) have been determined for the support conditions and a minimum backspan of twice O/H.
- Bottom edge to be restrained by ceiling or ceiling battens at maximum 600 c/c.

Design Deflection Limits:

D x B: [illegible]
SPAN/300 OR 20 mm — SPAN/250 OR 20 mm

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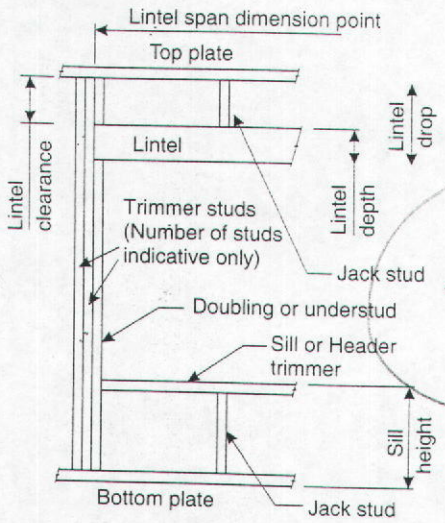
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
These fixings assume the correct choice of rafter/truss to top plate connections have been made.
All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
Wall framing arrangements under girder trusses are not covered in this schedule.
All timber selections are as per NZS 3604:2011.



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	G	H	H	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

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DEMOLITION

1. SURVEY EXISTING BUILDING
   Carry out a thorough survey and examination of the building to ensue the extent, sequence, technique and method of demolition proposed can be safely and efficiently carried out.
2. HEALTH AND SAFETY
   Conform with the health and Safety in Employment Act 1992 and the OSH Publication: "Approved Code of Practice for Demolition, section 1.2."
3. NUISANCE
   Take all precautions necessary to minimise nuisance caused by dust, dirt, rubbish and water.
4. NOISE
   Refer to NZS 6803, table 2 for the allowable upper limits of construction work noise in residential areas over the various time periods. Use silenced and noise insulated plant to ensure compliance.
5. MATERIAL FROM DEMOLITION
   Material from the demolition becomes the property of the contractor excepted for items designated for reuse or removal by others. Remove redundant materials from the site as work proceeds.
6. DISCONNECT SERVICES
   Before commencing demolition, arrange with utility network operators to disconnect services and remove associated fittings and equipment.
7. PROTECTION
   Protect retained parts of existing buildings, site and site structures, trees and shrubs.
8. SUPPORT
   Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure all work remains structurally stable and sound.
9. TEMPORARY SCREENS
   Erect screens to prevent penetration of weather, dust and dirt.
10. SITE SAFETY
    Prevent access by unauthorised persons. Illuminate and protect all holes, unsafe buildings and other hazards. Leave site and buildings safe at the close of each day's work.
11. FLAMMABLE OR EXPLOSIVE CONDITIONS
    Prevent fire or explosion and arrange to alert the appropriate authority where any danger exists.
12. ASBESTOS
    Where demolition work includes contact with or removal of material containing asbestos, conform with the OSH Publication: "Guidelines for the Management and Removal of Asbestos"
13. SALVAGE ITEMS
    Carefully dismantle and safely store salvage items where directed; for removal, use on the site, or until completion of the works.

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Building Specification

EARTHWORKS

1. The Earthworks Contractor shall excavate the building site down to the underside of the foundations and base-course level, and excavate any soft ground as directed by the engineer. All topsoil is to be removed from beneath the foundations and floor and conform to NZS.3604.2011 section 3.5.
2. Any low areas shall be filled and compacted with hardfill.
3. Hardfill shall be clean, evenly graded rock-fill.
4. Base-course shall be 20mm standard base-course of 100 mm compacted thicknesses.
5. The excavated sub-base shall be compacted prior to the placement of hardfill, basecourse or concrete.
6. Hardfill and Base-course shall be compacted to achieve a dense, tightly compacted fill.
7. The top surface of the hardfill shall be blinded with a 10mm maximum thickness layer of clean, washed sand **(when required by Local Authority)** to allow for the laying of a damp proof membrane under the floor slab.

CONCRETE & REINFORCING STEEL

1. All concrete construction shall comply with NZS 3109.
2. Concrete shall be ordinary grade in accordance with NZS 3109, having a compressive strength of 20Mpa (or 25Mpa for Sea Spray Zones) at 28 days using standard cured using standard cured 300x150mm diameter cylinders.
3. Concrete surface finishes shall comply with NZS 3114 and shall be:

Foundations	Concealed	F1
	Revealed	F3

4. The Concreter shall allow to accurately position, level and secure all bolts, proprietary fixings etc. before pouring concrete.
5. Formwork shall be securely braced and held in position. Use an approved release agent for all formwork.
6. Reinforcing bars shall be round and deformed Grade 300 MPa mild steel or Grade 430 MPa high yield steel bars complying with AS/NZS 4671:2001.
7. Reinforcing mesh shall be Grade 500 E MPa high yield welded steel wire mesh complying with AS/NZS 4671:2001.
8. All bends, laps and covers to steel reinforcing shall comply with AS/NZS 4671:2001.
9. Reinforcing steel and mesh shall be tied at each intersection with black soft mild steel wire (1.2mm dia. Minimum), with ends turned away from the concrete surface.
10. Reinforcing steel and mesh shall be supported on plastic chairs at spacings appropriate to the bar and mesh size to maintain the specified concrete cover.

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WALL CLADDING

1. FIBRE CEMENT BACKING
   Treated cellulose fibre in a matrix of cement and sand autoclaved sheet, 4.5mm thick, tinted.
2. PLYWOOD
   Structural plywood to AS/NZS 2269.
3. TIMBER WEATHERBOARD
   As selected, or radiata pine to NZS 3631 for grading, NZS 3602 for selection and NZMP 3640 for treatment.
4. FIBRE CEMENT SHEET CLADDING
   Cellulose cement autoclaved sheets.
5. FIBRE CEMENT SOFFIT LINING
   Cellulose cement autoclaved sheets.
6. TIMBER FASCIAS AND BARGE BOARDS
   As selected, or radiata pine to NZS 3631 for grading, NZS 3602 for selection and NZMP 3640 for treatment.
7. EXTERIOR FINISHING TIMBER
   As selected.
8. ACCESSORIES
   As selected and to the following details:

Building paper:	Breather type kraft paper laminates.
PVC jointers:	To suit sheet thickness.
Nails, screws, fastenings:	Metal, size and pattern, to cladding manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.

9. METAL FLASHINGS
   As selected.
10. MOISTURE CONTENT
    Maximum allowable moisture content in accordance with NZS 3602.
11. EXECUTION GENERALLY
    To NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
12. INSTALL BUILDING PAPER
    Fix breather type building paper as detailed and to the cladding manufacturer's requirements.
13. INSTALL FIBRE CEMENT PLASTER BACKING
    Install to the sub-sheathing manufacturer's requirements, including expansion joints and control joints as required. Liaise with the solid plasterer regarding the timing of fixing the building paper overlay. Install overlay in accordance with the backing manufacturer's and plasterer's requirements.

15. PRIME OR SEAL
    Prime (for opaque finish) or seal (for clear finish) front and back faces, edges and end grain (minimum 2 coats) before fixing weatherboards and exterior trim.
16. INSTALL TIMBER WEATHERBOARDS

17. INSTALL FIBRE CEMENT SHEET CLADDING
    Install to detail and to the cladding manufacturer's requirements. Refer to the cladding manufacturer's literature fo fixing details, NZS 3604 for fixings durability requirements and to BRANZ Bulletin 326 "Cladding buildings on exposed sites" for specific provisions.
18. INSTALL FIBRE CEMENT SOFFITS
    Cut sheets dry and scribe fit to fully support all edges and joints. Nail and frill for and insert fasteners to the sheet manufacturer's requirements. Fit complete with jointers and capping moulds. Refer to the cladding manufacturer's literature for fixing details, NZS 3604 for fixings durability requirements and to BRANZ Bulletin 326 "Cladding buildings on exposed sites" for specific provisions.
19. INSTALL EXTERIOR TIMBER FINISHINGS
    Install timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.
20. INSTALL FLASHINGS
    Install flashings, covers and soakers as detailed on the drawings and to BRANZ Bulletins 304 "Flashing design" and 305 "Domestic flashing installation".
21. USE OF SEALANTS
    Selection and use of sealants to follow BRANZ Bulletin 284 "Sealed joints in external claddings-2. Sealants."
22. COMPLETE
    Complete all flashings, finishings and trim so the cladding system is completely weathertight.

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HI RIB

Sectional Properties

Measure	Mass	Area	I	Z Top	Z Bottom	Y (centroid)
Unit	kg/m^2	mm^2	mm^4	mm^3	mm^3	mm
.48mm B.M.T.	5.82	678	205088	5572	15536	13.2

Notes: **1.** Properties are for 1 metre width of cladding **2.** Values are nominal only **3.** Yield strength is 550 Mpa typical

Performance Data

	Controlled Traffic			
	Internal		End	
Gauge	Span	Load	Span	Load
.48mm	2100	1.56 st	1700	2.04 st
		2.13 sv		1.65 sv

	Heavy Traffic			
	Internal		End	
Gauge	Span	Load	Span	Load
.48mm	2100	1.56 st	1600	2.10 st
		2.13 sv		1.70 sv

st = Limit State Strength Load. sv = Limit State Seviceability Load.

Minimum Pitch

In accordance with Acceptable Solution E2, the minimum pitch for Hi Rib for roofing dwellings is 3°. Lesser-pitched designs are subject to Specific Design. Roof runs in excess of 75 metres should be checked for water runoff capacity.

Installers

A list of Approved Installers for your area and contract type is available from your local Steel & Tube Roofing Products' sales office.

Specifications

Recommended specifications are available in the branded sections of Masterspec® *BASIC* or Masterspec® *STANDARD*, or from your local Steel & Tube Roofing Products sales office.

Design Details

Design details covering many applications are available in CAD or hard copy.

Important

For your installation to perform to its potential, it is essential that it is designed, installed and maintained in accordance with good trade practice. Please refer to:

- *Steel & Tube Roofing Products: Product Guide*
- *New Zealand Steel: Builders and Specifiers Guide*
- *New Zealand Steel: Installation Guide*
- *BRANZ: Good Profiled Metal Roofing Practice*

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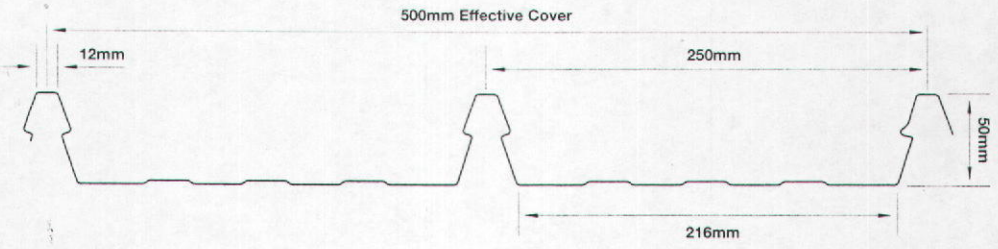
HI RIB



Nominal Dimensions

Introduction

Hi Rib is a high tensile wide cover clip fastened trough section or decking profile.

Applications

INDUSTRIAL — Industrial/ Commercial Roofing & Cladding

CANOPIES — Canopies

RESIDENTIAL — Residential Roofing & Cladding

Features

Hi Rib is manufactured from high tensile material, enhancing its performance under both Point Load and Distributed Load. The slightly trapezoidal rib profile enhances resistance to foot traffic damage, and allows for end-lapping where required, while the greater cover gives material and installation labour advantages.

Options

Clear sheeting is available in profiled G.R.P. (fibreglass) to match.

Materials

Available in metallic coated and pre-painted steel in .48mm B.M.T. (base metal thickness), aluminium plain and prepainted in .70 and .90mm, and other non-ferrous metals.

Fasteners

Hi Rib is fastened with a Zincalume steel bracket, attached to each support member with four 40 mm twisted shank nails to timber, or two 10g x 16mm wafer head Steelfix screws.

Durability

All material selections must be compatible with prevailing environmental conditions and adjacent materials, see Product Guide or Specifiers Guide for details. Areas not exposed to rain washing will require programmed maintenance.

Warranty *Plus*

Steel & Tube Warranty *Plus* is the most comprehensive warranty available in the industry. Warranty *Plus* covers an extended range of performance criteria, is supported back-to back by our suppliers, includes site-specific maintenance requirements and is transferable to subsequent owners.

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ROOF

UNDERLAY

			Material			Features										
			Synthetic	Foil	Bituminous	Fire Retardant	Requires Netting Support	Self Supporting	Absorbs Moisture	Breathable	Suitable for use under all claddings	Enhances ambient light	Antiglare	BRANZ Appraised	Kiwi Made
Synthetic Roof Underlay	Fastwrap	FlameSpec HW	•			•	•		•	•	•	•	•	•	
		FlameSpec SS	•			•		•	•	•	•	•	•	•	
		Whitecap	•				•		•	•	•	•			
Aluminium Foil Insulation	Pauloid	945		•		•	•				•				
		945W		•		•	•				•	•			
		925		•			•				•				
		930		•			•				•		•		
Bituminous Roofing Underlay	Pauloid	Self Support			•			•	•	•	•				•
Bituminous Building Paper	Pauloid	Heavy Weight			•		•		•	•	•				•
Bituminous Roofing Underfelt	Pauloid	15lb			•				•	•					•
		36lb			•				•	•					•
Bituminous Valley Guard	Pauloid				•				•	•	•				•

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CARPENTRY

GENERAL

This section relates to the supply and erection of light timber framing, floors, flooring underlays and decking.

DOCUMENTS

Refer to the general section. The following documents are specifically referred to in this section:

NZBC B2/AS1	Durability
AS/NZS 1328.1	Glued laminated structural timber – Performance requirements and minimum production requirements
AS/NZS 1860.1	Particleboard flooring – Specifications
AS/NZS 2269.0	Plywood – Structural – Specification
AS/NZS 2904	Damp proof courses and flashings
AS/NZS 2918	Domestic solid fuel burning appliances – Installation
NZS 3602	Timber and wood based products for use in building
NZS 3603	Timber structures standard
NZS 3604	Timber framed buildings
NZS 3622	Verification of timber properties
NZS 3640	Chemical preservation of round and sawn timber
FTMA CoP	Frame and truss Manufacturers Association Code of Practice

*A copy of NZS 3604 Timber framed buildings, must be held on site.

MANUFACTURER/SUPPLIER DOCUMENTS

Manufacturer's and supplier's documents relating to this part of the work:

Manufacturer/supplier contact details
Company: ~
Web: ~
Email: ~
Telephone: ~

SAMPLES

Provide samples of the following for review prior to ordering:

- Boarding for exterior decks
- Timber strip flooring

DIMENSIONS

All timber sizes except for battens are actual minimum dried sizes.

PRODUCTS

TIMBER FRAMING, TREATED
Species, grade and in service moisture content to NZS 3602, NZBC B2/AS1 and treatment to NZS 3640, NZBC B2/AS1. Structural grade (SG) to NZS 3604, NZS 3622 with properties to NZS 3603.

TIMBER FRAMING, CHEMICAL FREE
Species, grade and moisture content in service as set out in NZS 3602, NZBC B2/AS1.

NAILS
Type to NZS 3604, section 4, **Durability**, and of the size and number for each particular types of joint as laid down in the nailing schedules of NZS 3604, sections 6-10.

BOLTS AND SCREWS
Bolts and screws of engineering and/or coach type complete with washers, to the requirements of NZS 3604, section 4. **Durability**, and of the number and form required for each particular junction to NZS 3604, sections 6-10.

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NAIL PLATES
Comply with the requirements of NZS 3604, section 4, **Durability**, and of the number and form required for each particular junction to NZS 3604, sections 6-10. Plates to the plate manufacturers design for the particular locations as shown on the drawings.

CONNECTORS
Comply with the requirements of NZS 3604, section 4, **Durability**, and of the number and form required for each particular junction to NZS 3604, sections 6-10. Connectors and structural brackets to the connector manufacturers design for particular locations as shown on the drawings.

CORROSION RISKS
For exterior timber, timber in damp areas and timber subject to occasional wetting, use only stainless steel (or equivalent) fixings and connectors, when the timber is treated with: Copper Azole (CuAz, Preservative code 58), Alkaline Copper Quaternary (ACQ, Preservative code 90), Micronise Copper Azole (code 88) or Micronised Copper Quaternary (code 89).

EXECUTION

EXECUTION GENERALLY
To NZS 3603 and NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

SEPARATION
Separate all timber framing timbers from concrete, masonry and brick by:-

- A full length bituminous damp proof membrane overlapping timber by at least 6mm; or
- A 12mm minimum free draining air space

ATTENDANCE
Provide and fix blocks, nogs, openings and other items as required by other trades.

MOISTURE CONTENT
Maximum allowable equilibrium moisture content (EMC) for non air-conditioned or centrally heated buildings for framing to which linings are attached.

Framing at erection:	24% maximum
Framing at enclosure:	20% maximum
Framing at lining:	16% maximum
Timber strip flooring:	10% at time of laying

SET OUT
Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.

FRAMING WALLS
Frame to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, section 8, **Walls**.

FRAMING ROOFS
Frame to required loading and bracing complete with valley boards, ridge boards and purlins. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, section 9, **Posts** and 10, **Roof framing**.

FRAMING CEILINGS
Frame to required loading and bracing complete with runners and battens set out to support ceiling lining. All fabricated and fastened to NZS 3604, section 13, **Ceilings**. Trim for openings in ceilings and hatches to NZS 360 Section 13.3, **Openings in ceilings**. Provide blocking for water tanks located in the ceiling space to NZS 3604, section 13.4, **Water tanks in roof space**.

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INSTALLING WALL UNDERLAYS

Fit "fast wrap" synthetic wall underlay over timber-steel framing in conjunction with fast wrap ultra bond sill tape, all to the manufacturers detail.

LAYING PLYWOOD FLOORING

Lay and fasten to the flooring manufacturers requirements NZs 3604, section 7.2.3, **Wood based sheet flooring**. Punch nails, fill holes for clear finishing, then sand with one coarse and one fine paper, hand sanding into corners.

DPC TO TIMBER

Refer to 4161 Underlays, foil and DPC section.

SELECTIONS

SUB FLOOR FRAMING

Member	*Species*	*Grade*	*Treatment*	*Notes*
Bearers (protected):	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	
Boundary joists:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	

FLOOR FRAMING

Member	*Species*	*Grade*	*Treatment*	*Notes*
Mid floor joists:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	
Boundary joists:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	

EXTERIOR WALL FRAMING

Member	*Species*	*Grade*	*Treatment*	*Notes*
Exterior walls:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	
Parapets:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	
Enclosed decks and balconies:	Radiata pine	SG8	H1.2	
Cantilevered joists enclosed decks and balconies:	Radiata pine	SG8	H3.2	
Wall battens:	Radiata pine	Merch	H3.1	
Jamb battens:	Radiata pine	Merch	H3.1	

CAVITY BATTENS

Cavity Battens	*Species*	*Grade*	*Treatment*	*Notes*
Timber – Non Structural:	Radiata pine	Merchantable	H3.1	
Proprietary – Non Structural:	Manufacturer ~	Type ~	Reference ~	
Cavity closer:	Manufacturer ~	Type ~	Reference ~	

ROOF FRAMING

Member	*Species*	*Grade*	*Treatment*	*Notes*
Rafters:	Radiata pine	SG8	H1.2	
	Douglas fir	SG8	H1.2	
Perlins:	Radiata pine	SG8	H1.2	

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Installation Information

- Installation of Fastwrap Ultra-Bond Sill Tape must be completed by tradespersons with an understanding of flexible flashing tape systems, in accordance with the instructions outlined here and in the BRANZ appraisal.
- The selected wall underlay must be installed in accordance with the manufacturer's instructions, and must completely cover the joinery opening. The underlay is then cut on a 45° angle away from each corner of the opening so the flaps can be folded into the opening and secured to the interior face of the timber framing.
- Before the Fastwrap Ultra-Bond Sill Tape is applied, the substrate surfaces must be clean, dry and free from any surface contaminants such as dust and grease or frost that may cause loss of adhesion. For best results, remove protective coatings that may be present on metals and plastics.
- A length of Fastwrap Ultra-Bond Sill Tape must be cut to the length of the sill plus 400mm. The tape is installed flush with the interior face of the opening and is applied along the entire length of the sill and 200mm up each jamb. The overhanging tape is cut at the corner of the opening to allow the tape to be folded onto the face of the building underlay. A spatula or similar must be used to ensure that adequate adhesion of the tape is achieved and that the tape is installed tight into the sill/jamb junction.
- A 400mm length of Fastwrap Ultra-Bond Sill Tape must be installed 200mm down the jamb and 200mm along the lintel at each of the top corners of the window or door joinery opening.
- A 50mm wide x 120mm long sealing tape 'butterfly' must be installed at 45° across the corner pf the head/jamb and sill/jamb junctions overlapping the corner by 3mm to create a seal at the corner junction.
- Fastwrap Ultra-Bond Sill Tape must not be stretched. To avoid wastage, the tape can be lapped 100mm minimum onto itself without reducing the performance of the Fastwrap Ultra-Bond Sill Tape System.
- If the Fastwrap Ultra-Bond Still Tape is exposed to the weather or UV light for more than 42 days, then it must be replaced.
- When Fastwrap Ultra-Bond Sill Tape is used in conjunction with LOSP (light organic solvent preservative) treated timber, the solvent from the timber treatment must be allowed to evaporate (generally at least one week) prior to the installation of the system.
- Separation or protection must be provided to the Fastwrap Ultra-Bond Sill Tape from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

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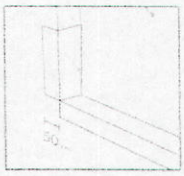
Ultra-Bond Sill Tape

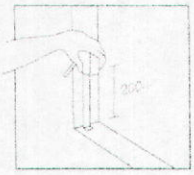
Application Instructions

01
Selecting tape width



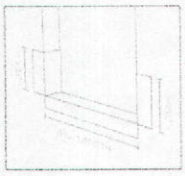
Select a tape width that allows for a minimum 50mm overlap on the external wall (i.e. sill width plus 50mm).

02
Cut underlay neatly & mark out



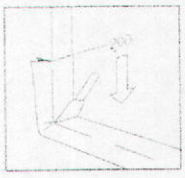
Cut the wall underlay at a 45° angle away from each corner. Staple underlay neatly to the back face of the opening. Trim surplus underlay. Measure 200mm up both jambs from the sill and mark.

03
Cut tape



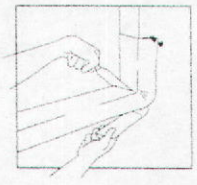
Cut the tape to the required length (sill length plus 400mm).

04
Apply tape



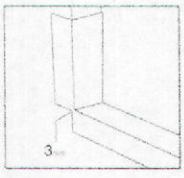
Peel back the backing film to expose approximately 300mm of the tape. Starting from the mark on the jamb, use a spatula to press the tape firmly onto the underlay, working down towards the corner. Use the spatula to press the tape firmly into the corner.

05
Complete application



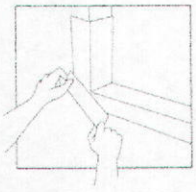
Continue across the sill and repeat the process for the other side, removing the remaining backing film as you work.

06
Corners



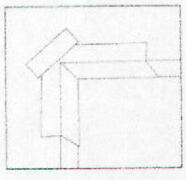
At each corner cut the tape from the external edge, finishing 3mm from the edge of the frame. **DO NOT** cut right to the edge. Fold back along each face and finish with the spatula, including the 3mm overlap around the corner.

07
Overlay Corners

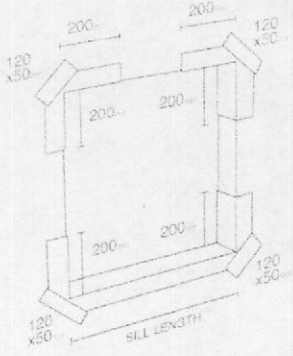


Apply a 120mm x 50mm strip of tape across each corner, overlapping the internal point by 3mm. Work flat with the spatula and mould the overlapping area into the corner.

08
Lintels



Repeat this process for the lintels.



Size Range Available

Product Code	Width (mm)	Length (m)	Barcode
WST20025	200	25	9421026721679
WST15025	150	25	9421026721686
WST7525	75	25	9421026721709
WST5025	50	25	9421026721693

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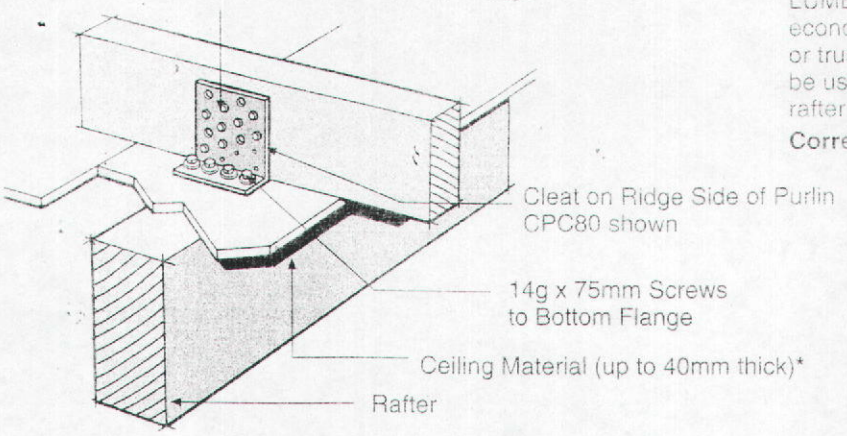
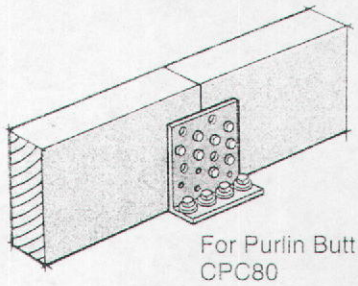
LUMBERLOK

LUMBERLOK Product Nails to Top Flange



LUMBERLOK Concealed Purlin Cleats provide an economical fixing for purlins to exposed rafters or trusses, to resist wind uplift. They can also be used in exposed to view situations, such as a rafter to ridge beam or top plate situation.

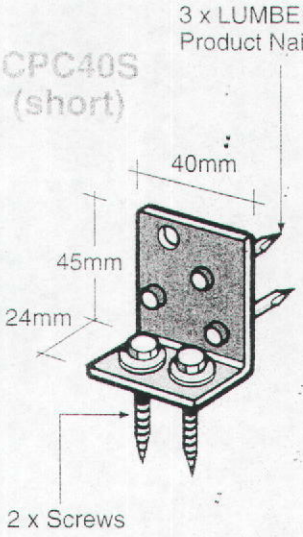
Correct nailing is most important. See below.



For Purlin Butt Joint, CPC80

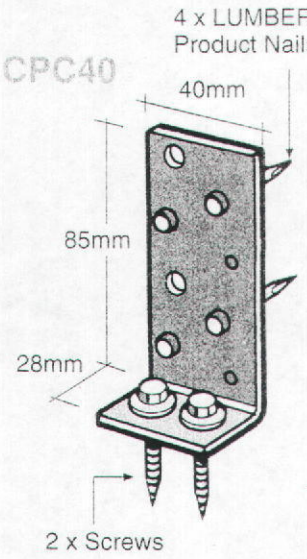
DIMENSIONS AND NAILING

CPC40S (short)



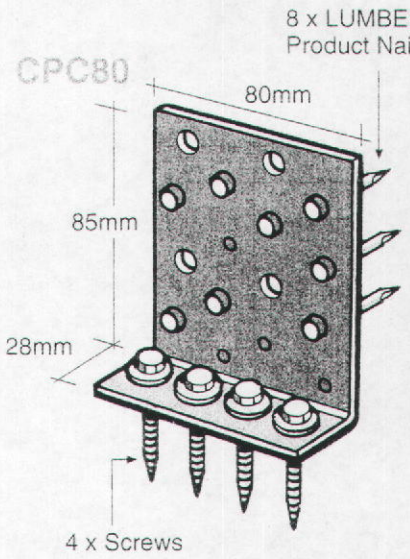
Rafter Width (nominal) 50mm

CPC40



50mm

CPC80



100mm

Uplift Direction	CPC40S	CPC40	CPC80
Characteristic Load	5 kN/pair	8 kN/pair	16 kN/pair

Fix as shown with-
LUMBERLOK Product Nails 30mm x 3.15 dia.
Type 17-14g x 35mm Hex Head Galvanised Screws *
Note: Stainless Steel CPC use Type 17-12g x 35mm
Hex Head Stainless Steel Screws

FIXINGS:

To Top Flange: LUMBERLOK Product Nails 30mm x 3.15 dia.

Bottom Flange: Type 17-14g x 35mm Hex Head Galvanised Screws
*Note: with ceiling material use Type 17-14g x 75mm Screws
Note: Stainless Steel CPC use Type 17-12g x 35mm
Hex Head Stainless Steel Screws

MATERIAL:

1.55mm G300 Z275 Galvanised Steel
or 0.9mm Stainless Steel 304-2B

SCREWS AND NAILS NOT INCLUDED WITH PRODUCT

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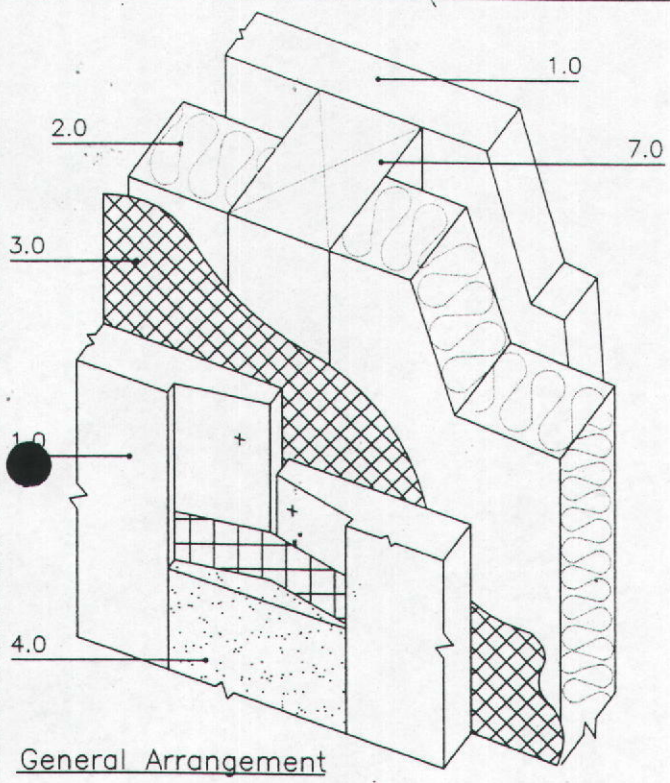
Eterpan: Two Way Fire Wall – 9.0mm

Data Sheet
EP90.80

Application:
Eterpan is an autoclaved fibre cement board which is suitable for external applications such as wall claddings, fascias and soffits. Eterpan is available unfinished and is a versatile board that is extremely easy to handle and work. Eterpan meets the performance criteria of the N.Z.B.C: B2 Durability for 50 years; C3 Spread of Fire; E2 External moisture and is a non–hazardous material in terms of clause F2 Hazardous Building material.



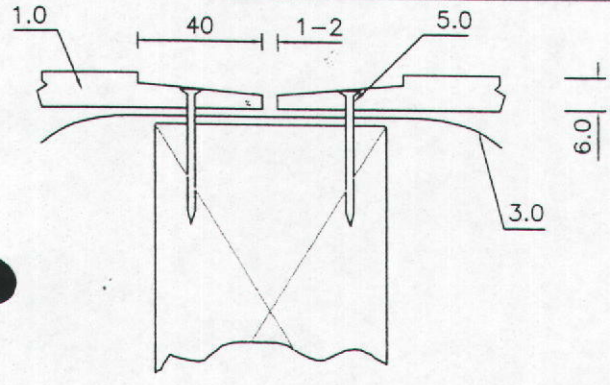
General Arrangement

Technical Detail:

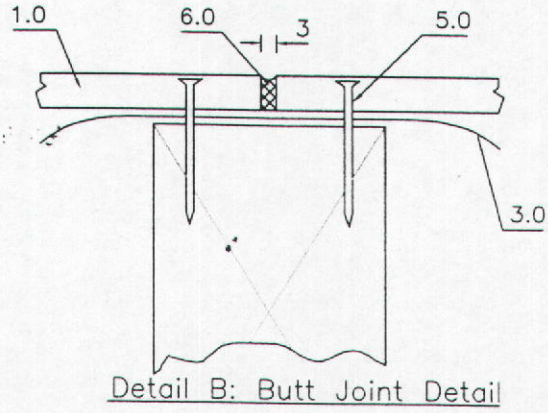
Fire Rating: 60/60/60

Ref BRANZ FR2710, FP2388 & 99/1349

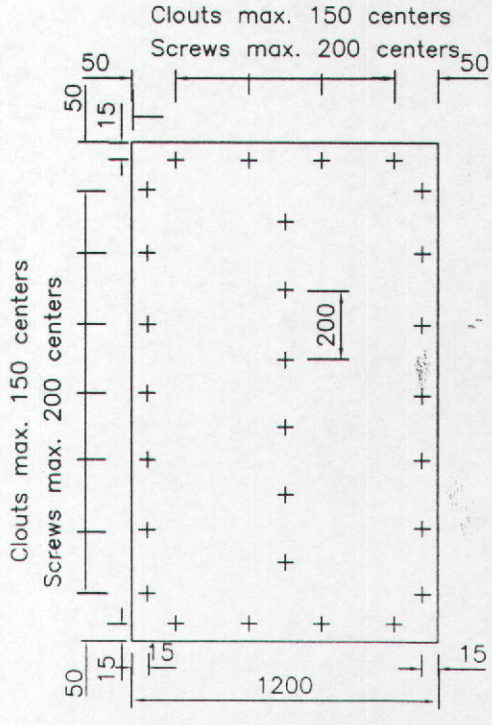
1.0 Eterpan 9.0mm thick
2.0 Etercore insulation 30mm thick
3.0 Building paper
4.0 Joint flushing compound (call Eterpan sales on 0508 383 77 26 for a full list of approved joint stopping systems)
5.0 Stainless steel clouts 40x2.8mm
Distance from edge 12mm
Maximum centres 150mm
Distance from corner 50mm
6.0 Promaseal fire rated silicone sealant or Fireban polyurethane sealant
7.0 No.1 Framing grade pinus radiata
For framing layout refer to detail C



Detail A: Flush Joint Detail



Detail B: Butt Joint Detail



Detail C: Fixing Layout

pacific build supply ltd

www.pacbld.com
0800 2255 727

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System 50™

Specifications

FRAME
Extruded aluminium with hardened alloy split jambs and three rows of nogs. Timber blocks are also fitted to the aluminium extrusion for fixing gib board, architraves and skirtings.

TIMBER JAMBS
Grooved jambs or jambs to fit architraves in either pine or rimu.

TRACK AND CARRIAGE
The top plate and track are incorporated as a one piece aluminium extrusion. The track takes twin carriages which pivot for perfect alignment. Dual wear resistant Acetal ball bearing wheels on each carriage make for smooth and easy operation.

HEAD JAMB
Removable for easy access should you want to adjust or remove the door once the unit is fitted and gibbed up (only two screws to remove).

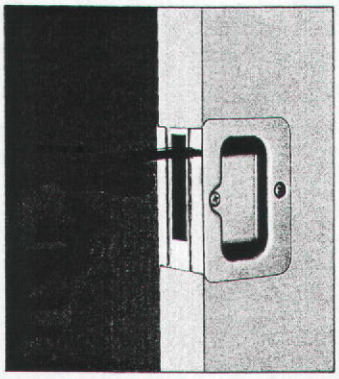
DOOR
NOT SUPPLIED. The System 50 will take all standard size doors 1980mm high by 610, 660, 710, 760, 810, 860 or 910mm wide. Maximum door thickness is 38mm (standard 36–38mm). When fitted the door may go all the way inside the cavity unit flush with the jambs or protrude 60mm out from the jambs (two different stops are supplied with unit). Door weights up to 50kg may be used. If converting your existing door to a slider check that the door is not warped otherwise it will not operate smoothly.

HARDWARE AND HANDLES
Cavity Sliders Ltd supply purpose made hardware, designed for use with all units. These handles are attractive, easy to install and incorporate 3 fittings in one.

No. 1030 PASSAGE SET — For passage type sliding doors not requiring locks.

No. 1031 PRIVACY LOCK — For bathroom or bedroom doors where privacy is required.

Complete with locking turn button inside and emergency release outside. Reversible for left and right hand doors.
Both feature pull-out handles which return with gravity, for use in situations where the doors are flush with jambs. Other hardware available on enquiry.



ASSEMBLY
The System 50 comes complete with every component and fastener necessary to erect the unit — all you have to supply is the door leaf. The aluminium frame is assembled with self-tapping screws through pre-punched holes. No special tools are needed and full assembly instructions come with the self-assembly unit.

FITTING THE ASSEMBLED CAVITY SLIDING UNIT
The frame is fitted in the same manner as a pre-hung door by packing plumb and level where necessary and fixing with nails or screws. On site installation time is less than a pre-hung door.

TRIM SIZES
The chart below shows the correct size opening in the framework (trim size) for the corresponding door size.

TRIM SIZES (Allows for Packing)

SINGLE DOORS		DOUBLE DOORS	
DOOR SIZE	TRIM SIZE	DOOR SIZE	TRIM SIZE
HEIGHT WIDTH	HEIGHT WIDTH	HEIGHT WIDTH	HEIGHT WIDTH
1980 × 610	2075 × 1250	1980 × 610	2075 × 2450
1980 × 660	2075 × 1350	1980 × 660	2075 × 2650
1980 × 710	2075 × 1450	1980 × 710	2075 × 2850
1980 × 760	2075 × 1550	1980 × 760	2075 × 3050
1980 × 810	2075 × 1650	1980 × 810	2075 × 3250
1980 × 860	2075 × 1750	1980 × 860	2075 × 3450
1980 × 910	2075 × 1850	1980 × 910	2075 × 3650

All dimensions are in millimetres

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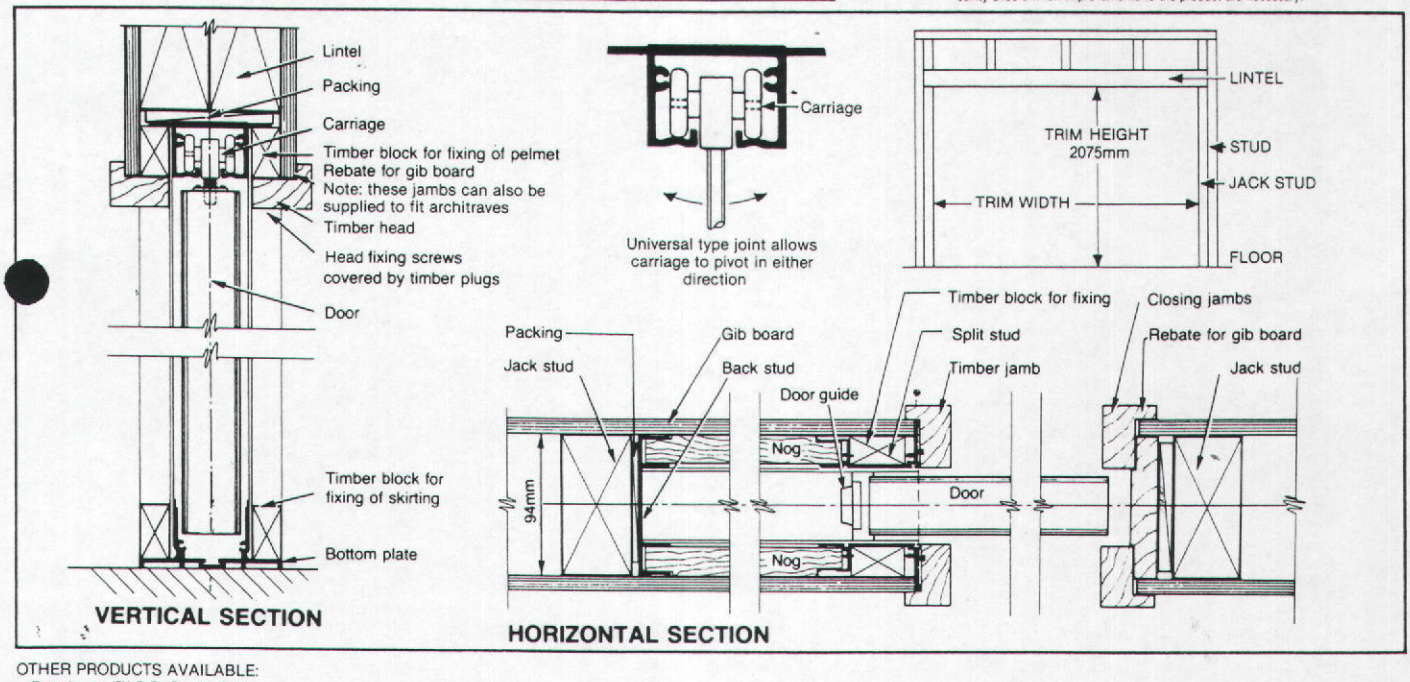
NEW ZEALAND & FOREIGN PATENTS PENDING

Cavity Sliders reserve the right to change the contents and specifications of cavity sliders when improvements to the product are necessary.



OTHER PRODUCTS AVAILABLE:

- Powderseal™ C.S. Cavity Slider:
  Powdercoated aluminium jambs with draughtproof seals.
- Timberform™ C.S. Cavity Sliders:
  Fully assembled units in standard and non-standard sizes, extra wide and extra high. Also available as serveries.
- Bracewall™ C.S. Cavity Slider:
  Units with intergrated bracing panels (62 bracing units per metre door width).
- Soundstop™ C.S. Cavity Slider:
  Acoustic cavity slider (ratings up to STC 43).
- Commandoor™ C.S. Cavity Slider:
  Automatic cavity slider (single phase electric).

All units are available fully assembled in standard and non-standard sizes with up to 120kg door capacity.
BRANZ Appraisal Certificate No. 161 (1988).

Cavity Sliders Ltd.™
AUCKLAND — NEW ZEALAND

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TILING

1. QUALIFICATIONS
   Use tilers experienced with the materials and techniques specified.
2. ADHESIVES COMPATIBILITY
   On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.
3. SLIP RESISTANCE
   Slip resistance to comply with NZBC acceptable solution D1/AS1, clause 2.1.
4. TILES
   As selected.
5. ACCESSORIES
   Underlays, waterproofing
   Membranes: As selected.
   Cement-based screed: Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer Additive to the tile manufacturer's requirements.
   Tile adhesive: To the tile manufacturer's requirements.
   Grout: Cement based, compressible and to suit the particular location and use.
   Control joint sealant: To BRANZ "Good Tiling Practice," section 8.0.
6. HANDLING AND STORAGE
   Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.
7. SUBSTRATE
   Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.
8. TEMPERATURE
   Do not carry out tiling where the ambient temperature is below 5 degrees C, or onto a substrate with a temperature higher than 40 degrees C.
9. LAYOUT
   Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.
10. EXECUTION GENERALLY
    Prepare surfaces and carry out the tiling work in accordance with BRANZ "Good Tiling Practice."
11. SURFACE PREPARATION
    To BRANZ "Good Tiling Practice," section 3.0
12. LAY SHEET WATERPROOFING MEMBRANE
    Apply the selected sheet waterproof membrane system to the membrane manufacturer's requirements.
13. LAY CEMENT SCREED
    Apply a proprietary cement slurry bond coat over the whole of the floor. Mix and place a 40mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. In waterproofed areas where the cement screed has been laid over the waterproofing membrane, prepare the screed surface by applying a further waterproof coating before laying tiles.
14. APPLY LIQUID WATERPROOFING MEMBRANE
    Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements.
15. TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE
    Apply and float thin (thick) bed cement-based adhesive to a minimum 3mm (6mm) bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press the tile and beat it into place with 3mm joints, and to obtain required coverage of adhesive on the back of each tile.
16. TILE FIXING, RIGID SHEET LININGS
    Refer to 34 CARPENTRY for the installation of rigid sheet linings. Prime the surface after the curing on any waterproof membrane. Spread adhesive to a uniform minimum thickness of 3mm and rib it with a notched trowel to the tile manufacturer's requirements. Press the tile and beat it into place to obtain the required coverage by adhesive on the back of each tile.
17. TILE FIXING, INTERIOR TIMBER FRAMED FLOORS
    Install underlay to the tile manufacturer's requirements. After the curing of any waterproof membrane, prime the surface, spread adhesive to a uniform minimum thickness of 3mm and rib it with a notched trowel to the tile manufacturer's requirements. Press the tile and beat it into place to obtain the required coverage by adhesive on the back of each tile.
18. GROUTING
    Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.
19. MOVEMENT CONTROL JOINTS
    Minimum width of 6mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and sealant inserted to the sealant manufacturer's requirements.
20. CLEAN
    Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean, dry cloth.

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ProFinish™ TILE TRAY SYSTEM

Waterproofing and Warranty Guide

The waterproofing companies listed below have approved the Newline ProFinish™ Tile Tray system for use with their waterproofing system. NOTE: Warranties may change, please check with the manufacturer for specific terms and conditions.

ARDEX: WPM001, WPM002

BOSTIK: ASA DampFix 2, ASA Dampfix 3, ASA DampFix PU

CONSTRUCTION CHEMICALS NZ LTD: Hydrathane, Liquid Flash 2 (two pack)

CONSTRUCTION TECHNOLOGIES AUSTRALIA: Aquablok SBR, Aquakblok 2-Part

EQUUS INDUSTRIES: Chevaline Dexx

FLEXCO (NZ) LTD: Miracryl 2-Part, Flexi-Seal PVD

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CONSTRUCTION CHEMICALS

Liquid Flash 2

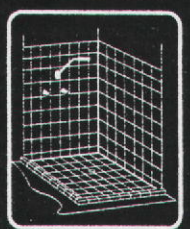
Two-pack, fast drying, microfibre reinforced, waterproofing and anti-fracture membrane

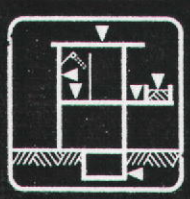
Packaging

Mixing

Application

Uses





Substrates

Concrete,
Brick, Block
Building boards
Roofs, Decks,
Basement, Pools,
Wet areas, Tanks

Description

Liquid Flash 2 is a two pack fast drying, microfibre reinforced, cement/acrylic flexible waterproofing membrane that is easily applied to form a resilient waterproof membrane over different building surfaces. **Liquid Flash 2** will remain pliable and elastic and will bridge cracks and smooth irregular surfaces. Internal wet areas must be waterproofed in accordance with AS3740 and AS4654.2 and local regulations. For more details refer to brochure titled 'Waterproofing Enclosed Shower Alcoves Prior to Tiling'.

Uses

A waterproofing membrane for roofs, balconies, swimming pools, retaining walls, planter boxes, internal wet areas (e.g. bathrooms, kitchens, laundries and toilets), and an anti-fracture membrane for floors. For use on cement render, concrete, brick, block and building boards such as gypsum and cement sheeting on walls and compressed cement sheeting on floors.

Features

- Pre-reinforced
- Easy to apply
- Suitable for internal and external use, but must be covered with tiles, external coating, screed or earth
- Fast drying
- Swimming pools (prior to tiling)
- Anti-fracture membrane

Coverage (Approximate)

20L/20kg pack covers 14-18m² (2 coats), dry film thickness 1.5mm.

Performance Data

Conforms to AS/NZS 4858 Class 2 membrane

Tensile Strength (MPa) AS/NZS 4858	1.9MPa
Elongation	201%
Modified CSIRO Moving Joint Test	pass

Specification

The waterproof membrane shall be a two part cementitious/acrylic membrane that has a minimum tensile strength of 1.9MPa and elongation 201% such as **Liquid Flash 2** manufactured by **Construction Chemicals** and shall be applied in accordance with the manufacturer's application instructions and AS3740 and AS4654.2 and local building codes and good trade practice.

Surface Application

The surface to be waterproofed must be structurally sound and free from dirt, dust, grease, paint, wax and other contaminants.

Cement sheet/plaster board and porous surfaces - Prime with **Primebond**.

Masonry - Render must be at least 7 days old, graded screed 7 days, concrete 28 days old and a minimum 20MPa.

Smooth concrete must be mechanically abraded and primed with **Super Prime**.

Swimming Pools and externally prime with **Primax**.

Mixing

Pour 4 litres of liquid into a mixing container and slowly add 4kg of powder. Mix using a slow speed electric drill (400-500rpm) and mixing paddle being sure to add powder to the liquid. Mix for 2-3 minutes – let stand for 5 minutes and remix until all lumps are dispersed and the mix is creamy. Adjust mix to suit user's preference. Do not mix more than can be used in the pot life time. Hand mixing is not recommended.

Bond Breaker and Reomat

At the junction of building surfaces, at wastes and over cracks, apply the bond breaker system to accommodate extremes in movement. The bond breaking system is the application of bond breaker tape centrally over the crack or junction, then the application of a thick coat of **Liquid Flash 2** 150mm wide centrally to these areas and bed in a 140mm wide Reomat into the wet **Liquid Flash 2**.

Membrane Application

Apply two coats. Apply the second coat at 90° to the first as soon as it is dry (recoat time is approximately 2 hours at 25°C). Apply each coat thickly (approximately 1.5mm wet) allowing it to flow rather than being brushed on. Use a soft brush for best results.

Pot Life

2 hours at 23°C @ 50% relative humidity.

Precautions

- The membrane will crack on the surface if excess powder is used. Do not thin or add filler
- Apply at temperature between 10-30°C

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- At above 30°C temperatures the membrane exhibits thermoplastic characteristics
- Do not apply over surfaces subject to hydrostatic pressure or rising damp
- Protect from rain for 3-4 hours. Can be tiled on after 24 hours
- If a ponding test is required, ensure the membrane is allowed to cure for a minimum of 3 days, before ponding testing
- Not suitable for direct exposure to UV light and must be coated with **Deckgrip**, screed, an external paint, tiled over or used beneath ground
- Seal damp substrates with one coat of **Epecrete**
- Waterproofed areas must be sloped to a drain and water must not pond
- Swimming pool and immersed applications must be tiled. Chemical dosing of pools must not exceed the recommendations of AS3633.

Curing

4 hours 23°C @ 50% relative humidity.
Protect from rain for the first 4 hours.
Cold damp conditions - increases curing time.
Hot dry conditions - reduces curing time.

Immersed applications, i.e. pools, must be allowed to cure for 3 days @ 23°C @ 50% relative humidity or 5-7 days at 10°C before being put into use.

First Aid

If swallowed, do not induce vomiting. Give a glass of water and seek medical advice.

Clean Up

Clean up in water. Cured material with xylene solvent or similar.

Safety Precautions

Best used by an experienced tradesperson. Do not apply externally or on permanently damp surfaces. Non-toxic but contains cement which contains silica. Wear gloves and appropriate respirator. Further information for this product is contained in the Material Safety Data Sheet. Refer; www.constructionchemicals.com.au

Shelf Life

1 year

CONSTRUCTION CHEMICALS

Adelaide Phone (08) 8243 7888
Brisbane Phone (07) 3271 2944
Darwin Phone (08) 8947 1811
Melbourne Phone (03) 9761 4711
Perth Phone (08) 9356 9999
Sydney Phone (02) 9756 3533
Auckland Phone (09) 273 5444
Kuala Lumpur Phone (603) 5122 2522

www.constructionchemicals.com.au

The information contained in this technical publication is based on our current knowledge and experience and is provided as a guide only. In view of the many factors that may affect application it is the user's sole responsibility to ensure suitability for a specific purpose.

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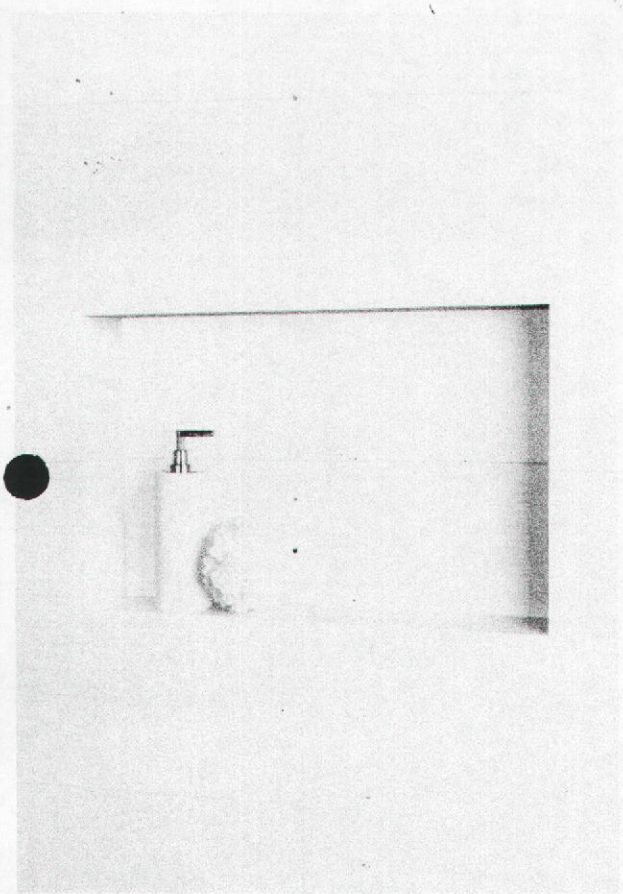
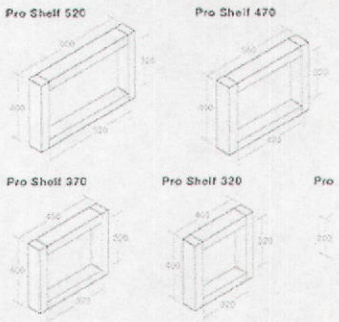


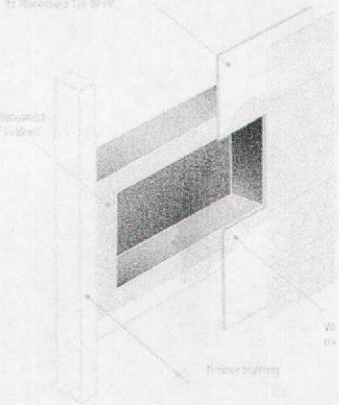
ProFinish RECESSED TILE SHELF

Made in New Zealand.
Easy to use, ready to install.
No time wasted building cavity recess.
Manufactured from light weight rigid polyurethane.
Standard unfinished depth 87mm.
Tested as compatible with leading waterproofing systems.
Tiles and waterproofing not included.
All measurements nominal and for unfinished shelf.
Custom options available.

CLICK TO ENLARGE

STANDARD SHELF SIZES





Download brochure and sizes

Waterproofing Guide

Download Installation Instructions

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Building Specification

PAINTING

1. All Painted surfaces shall be prepared in accordance with manufacturers specifications.
2. All paints used shall be from an approved manufacturer and applied in accordance with manufacturers specifications
3. Wet area wall linings to be finished with semi-gloss or gloss coating.
4. Work shall only be carried out by competent tradesmen, all surfaces shall be checked prior to commencing work to ensure that they are ready to receive paint or paper.
5. Cleaning, on completion of work, clean down all areas where paint has been splashed or spilled, Clean off all paste marks from paintwork.

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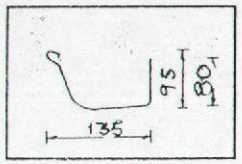
RAINWATER PLUMBING

1. Install continuous spouting

Either 0.55mm continuous prepainted
or 0.50mm continuous copper
or 0.70mm pre painted aluminium
Colour to be selected by designer or owner. ☐

The following profile is to be installed

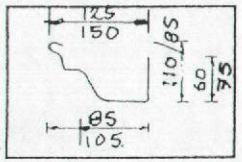
¼ round



Fix with powder coat concealed brackets at 800 ctrs max

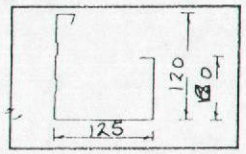
Old Gothic

Either 125
Or 150



Fix with powder coat concealed brackets at 800 ctrs max

Box corner



Fix with powder coat concealed brackets at 800 ctrs

Lay each gutter with min 1/350 falls towards downpipes

Fit
80 Dia ☑
100 Dia ☐
150 Dia ☐
P.V.C. downpipes where shown on plans

CAPACITY OF SPOUTINGS

	Maximum area of roof discharging into a section of gutter (m^2)				
		R O O F P I T C H			
Spouting Profile	Cross Sectional Area of Spouting mm^2	0.25°	25-35°	35-45°	45-55°
¼ Round	8000	75	60	50	40
Old Gothic 125	7000	65	50	45	35
Old Gothic 150	8250	75	60	50	40
Box Gutter 125	7500	70	65	45	35
175	1300	200	175	150	120

CAPACITY OF DOWNPIPES

	Maximum area of roof served by downpipe (m^2)			
	R O O F P I T C H			
DOWNPIPE SIZE	0.25°	25-35°	35-45°	45-55°
65mm diameter	60	50	40	35
80mm diameter	100	80	70	60
80x55 rectangular	85	70	60	50
100m diameter	155	130	110	90
150mm diameter	350	290	250	200

Protect all gutters from damage by ladders etc while erecting. **Provide a written 10 year guarantee to the owner** for faulty materials in a moderate climate.

INSTALL FLASHINGS
Scribe, fit, fold, lap, seal, to flash all roof penetrations, roofing and exterior joinery to prevent weather penetration. Except at expansion joints, allow for 2 rows of rivet to overlapping sheet joints. Install and fix flashing joints to the criteria stated in BRANZ Bulletins 302 "Flashing Design" and 305 "Domestic Flashing Installation".

INSTALL DOMES
Install wire mesh domes at the top of all downpipes.

INSTALL SPOUTING MESH
Install mesh into spoutings, strictly in accordance with the mesh manufacturer's requirements (where requested by owner). ☐

ENSURE
Ensure rainwater services are operational, flashings complete and the building weathertight (Wet Test).

EXPANSION JOINTS
Provide expansion joints in all gutters over 15m long to BC E1 Table 7.

NUMBER OF DOWNPIPES
Roof Area = 24 ÷ 100 CAPACITY OF DOWNPIPE FROM TABLES = 1
No. Downpipes Required

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International Client Schedule

Project Reference: SS-150216C **Project Name:** 43A Robertson St. Rotorua, SHS Posts 60min FRR for Ross Malcom Architects, Rotorua FX2002

Date Created: 16/02/2015 **Date Last Changed:** 16/02/2015 **Revision Number:** 1

Location: **Site Address:** **Site Contact:**

Customer: Ross Malcom Architects **Site Phone:**

Customer Contact:

Project Description:

Comments: NOTES:
FRR is for the two posts (of the four), located 250mm from the boundary, hence require a 60min fire rating.

	Reference	Section Details								Fire Protection					Topcoat			
	Group / Item	Designation	Cell	Exposure	Use	TCF	Qty	Length (m)	Area (m²)	F/R	Product	DFT (µ)	WFT (µ)	Amount (litre)	Product	DFT (µ)	WFT (µ)	Amount (litre)
1	/ Posts	89x89x6.0 SHS		4-sided	Column		2	2.50	1.7	60	FX2002	1874	2499	4.2		0	0	

Theoretical Quantities:

Fire Protection	Area	Amount	No. of Units
FIRETEX FX2002	1.7 m²	4.2 litre	1 x 20 L
Total Coated	1.7 m²	4.2 litre	
Total Area	1.7 m²		

Topcoat	Area	Amount	No. of Units
Total Coated	0.0 m²	0.0 litre	
Total Area	1.7 m²		

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International Client Schedule

Notes:

- The FIRETEX Design Estimator™ ("the Software") has been developed by Leighs Paints with the intention of allowing you to obtain guidance as to the volumes and thicknesses of paints required by you for any particular construction project.
- Whilst Leighs Paints have taken reasonable skill and care to ensure that, when correctly installed and used in accordance with the instructions provided, the Software produces accurate guidance as to the thicknesses and volumes of paints required, Leighs Paints make no representation or guarantee whatsoever that the information obtained from the use of the Software is complete, accurate or reliable.
- Please note in particular that, **unless alternatively specified**, Dry Film Thicknesses ('DFT') are based on accepted industry standard practice, as set out in the ASFP 'Yellow Book' (4th Edition). Therefore, unless alternatively specified the results will be based on the following assumed limiting temperatures (1) 620 degrees Celsius for three sided exposed beams, (2) 550 degrees Celsius for 4-sided beams and columns and (3) 520/550 degrees Celsius for 4-sided hollow beams and columns.
- The DFTs for cellular beams and fire engineered sections are based upon either limiting temperatures supplied by a third party, upon calculations by Leighs Paints or on data supplied from Leighs Paints product specific cell beam assessments. DFTs for these limiting temperatures will be based upon Leighs Paints own Multi Temperature Analysis product data.
- Where the operation of the Software is dependent upon third party data no liability is accepted by Leighs Paints in respect of any third party material.
- Results are provided without any warranty of any kind express or implied. Please note that in particular Leighs Paints accept no liability whatsoever for loss incurred by inaccurate or unreliable results received from the Software and which is due to the input by you/your staff of inaccurate, estimated or erroneous data.
- All supplied take-off quantities are based on theoretical figures only and your norms should be included for the calculation of wastage, coatback and other losses.
- Contractors must satisfy themselves on the accuracy of the area.
- **Caution - Privileged Information**
  The information contained in this schedule has been produced under the terms of the FIRETEX Design Estimator™ software license, and must not be passed to any third party without written permission from the Licensee or Leighs Paints.
- PGE notes an estimated plate girder section factor (Hp/A) has been used. This is due to insufficient data regarding web and flange thicknesses being available.
- FAB denotes a section that has been fabricated from two separate tees, cut from rolled sections and rewelded to form a fabricated I-section.
- Unless stated separately, for fire resistance periods in excess of 90 minutes the voids between the top flange of the steel beam and any trapezoidal profile metal deck must be fire stopped. Please refer to the ASFP Yellow Book, Table 18 for further details.
- For members regarded and analysed as 'Secondary Elements' a maximum section factor of 200m-1 has been used to determine the DFT, using a limiting temperature of 550 or 520 degrees Celcius.
- Please note that the DFTs given in this document may have been derived using fire engineering principles.
- The FIRETEX Design Estimator software has been subject to a validation process by Warrington Certification Ltd., and it has been certificated (under WCL certificate reference 648) as providing accurate predictions of the fire protection performance of the range of FIRETEX Intumescent Coatings covered within the scope of the certification all of which are the subject of CERTIFIRE product conformity certification.
- The certification provides for an ongoing review and maintenance of the software as the range of products covered change or as their certificated scope changes. Full up-to-date details of the scope of the certification can be found on the WCL website at www.warringtoncertification.com

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Carbozinc® 859 EZ2

Epoxy Zinc-Rich Primer

Selection & Specification Data

Generic Type
Two component zinc-rich epoxy primer

Description
A two-component, high solids, zinc rich epoxy primer formulated for the protection of properly prepared steel substrates. 859 EZ2 can be applied by conventional, airless, or plural component spray. Recommended where a high performance, highly corrosion resistant zinc primer is desired. Typical applications include structural steel, tanks, piping, equipment and other miscellaneous parts in industrial, offshore or architectural projects.

Features
- Excellent application properties
- Tough abrasion resistant film
- Excellent adhesion & undercutting resistance
- Superior corrosion resistance
- Meets VOC regulations, <335 gms/litre
- Fast drying for recoat
- Meets or exceeds SSPC Paint System 20 Level 3 (2002)
- Excellent film-forming properties eliminate topcoat blistering
- Excellent resistance to salting on weathering exposure

Gloss
Matte

Colour
Australia: Grey
New Zealand: Green
Grey (10 litre kit only)

Topcoats
Epoxies, polyurethanes and others as recommended by Carboline.

Dry Film Thickness
50-75 microns per coat. For more severe environments 859 EZ2 may be applied at 100 microns dry film thickness.
Typical priming thickness = 60 microns

Solids Content
By Volume: 70% (ASTM D 2697-7 days)

Theoretical Coverage Rate
14.0 m^2/l at 50 microns
11.6 m^2 at 60 microns (optimum system DFT)
9.3 m^2/l at 75 microns.
Mixing and application losses will vary and must be taken into consideration when estimating job requirements.

Mix Ratio
4:1 by volume (Part A : Part B)

VOC Values
As supplied: 334 g/l
Thinned 20% with #2: 434 g/l
These are nominal values.

Dry Temp. Resistance
Continuous: 82°C
Non-Continuous: 110°C
Discoloration is observed above 82°C

Pot Life
3 Hours at 24°C unthinned. Pot life decreases at higher temperatures. Pot life ends when coating becomes too viscous to use. This product is moisture sensitive. Avoid moisture contamination.

Substrates & Surface Preparation

General
Surfaces must be clean and dry. Employ adequate methods to remove dirt, dust, oil and all other contaminants as described in AS 1627.1 (SSPC SP1).

Steel
Abrasive blast to a commercial finish in accordance with AS 1627.4 Class 2 (SSPC-SP6) and obtain a 38-50 micron blast profile.

Galvanized Steel
Touch up welds etc – Abrade adjacent sound galvanizing and hand tool clean exposed weld to AS 1627.7 (SSPC-SP2)

Phosphatized Steel
Apply 859 EZ2 directly to dry, properly phosphatized substrate. Perform adhesion tests to insure proper, uniform and acceptable adhesion direct to phosphatized metal substrate.

Curing Schedule

Surface Temp. & 50% Relative Humidity	Dry to Touch	Dry to Handle or Assemble	Dry to Topcoat
2°C	3 hours	8 hours	6 hours*
10°C	1 hour	5 hours	2 hours*
24°C	30 min	2 hours	1.5 hours*
32°C	15 min	1 hour	1 hour*
54°C	10 min	30 min	30 min*

*Consult Carboline Technical Service for specific wet-on-wet recoat recommendations. Some topcoats are suitable for immediate (30 min or less) recoating of 859 EZ2. These times are based on a 50-75 microns dry film thickness. Higher film thickness, insufficient ventilation or cooler temperatures will require longer cure times and could result in solvent entrapment and premature failure.
Note: Product may be force cured – see table below.

FORCE CURE INFORMATION

Flash Off	Bake Time	Cool Down	Total
Convection Oven			
10 min	30 min - 65°C	20 min	60 min
Infra-Red Oven			
5 min	15 min – 65°C	15 min	35 min

Times and substrate temperatures shown are based on in-house testing and will vary depending on oven type, as well as substrate size and type.

Performance Data & Approvals

Test	System	Results
Q-Fog Prohesion 3000 hours	CZ 859 EZ2 65-75 µm	Some rust at scribe, 1.5mm scribe-zone pinhead blistering. No corrosion or blistering in the field. Trace of surface salting
Q-Fog Prohesion 3000 hours	CZ 859 EZ2 65-75 µm PUR Gloss 50-55 µm	Very slight rust at scribe, no undercut, no blisters.
Q-Fog Prohesion 3000 hours	CZ 859 EZ2 65-75 µm Cg 690 125-150 µm	Slight rust stain at scribe, no corrosion or undercut, no blistering
Salt Water Immersion 3000 hours	CZ 859 EZ2 65-75 µm Cg 690 125-150 µm	Slight rust and rust stain at scribe, pinhead blistering in 3mm scribe-zone, no field blistering

Food Processing Approval
NZ AsureQuality assessed & passed for food/beverage including dairy farm & factory non-incidental contact. Ref: H3114

Issued August 2013 - Updating May 2012 - Users should check they are referencing the latest product and safety data by checking for updates or amendments at www.altexcoatings.com Manufactured and / or distributed in Australia & New Zealand by Altex Coatings under license to Carboline Company. To the best of our knowledge the technical data contained herein is true and accurate on the date of publication and is subject to change without prior notice. User must contact Altex Coatings to verify correctness before specifying or ordering. No guarantee of accuracy is given or implied. We guarantee our products to conform to Carboline quality control. We assume no responsibility for coverage, performance or injuries resulting from use. Liability, if any, is limited to replacement of products. NO OTHER WARRANTY OR GUARANTEE OF ANY KIND IS MADE BY ALTEX COATINGS OR CARBOLINE EXPRESS OR IMPLIED, STATUTORY, BY OPERATION OF LAW, OR OTHERWISE, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Carboline® and Carbozinc® are registered trademarks of Carboline Company.

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RRD0020MF0
Document Number: RDC-535355
Date Registered: 30/3/2015

Processing PIM / TAR / BC / Amendment Master Checklist

Copies Required	ADMINISTRATION CHECKLIST *To be completed by Customer Service Centre (✓)*	✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	✓
1	Site Inspection Card completed	✓
1	Applicant Inspection card complete	✓
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	✓
1	Form 2 administratively complete and front cover signed appropriately	✓

CATEGORY	RBW	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR
2C II	Yes	~~BC ONLY~~		JAN	BARRY.

PIM/BC Application No. # - 73435 **Property File No.** P02059

Owner: SKIPWITH

Project Location: 43A Robertson Street

Description of Work: Alterations + New Carport

PIM Issued: / **BC Issued:** 19.3.15

PIM Tracking Record:

Hazard/Caution/ Information *(as noted on file)*			Hard copy documents *(attached)*		Electronic documents *(in Trim)*	
Processing	**Referral Date**	**Name**	**Signature**	**Date Reviewed**	**Early Notification or PIM suspension**	
Building		B. BESTER		4/3/15	Y	(N)
Business Support	4.3.15	K Shand		4.3.15	Y	N
~~Engineering~~					Y	N
~~Pollution Control~~					Y	N
~~Planning~~					Y	N
~~Regulatory/Geothermal~~					Y	N
~~Environmental Health~~					Y	N
~~Sport and Recreation~~					Y	N

PIM 73387

BC Tracking Record

	Date Reviewed	Name	Suspend Consent		Approval Signature	Date of Approval
~~Accessibility Review~~			Y	N		
Building Consent	18.3.15	J Dodson	Y	(N)		18.3.15

Records sent to applicant and TA. Business Support to complete on issue (✓ included or x NA)						
	Plans	✓	Supporting documentation	✓	Section 37 Notice	
	PIM		Building Consent	✓	Section 36 Notice	
Name A Kelly	Signature				Date 19.3.15	

RECEIVED
- 2 MAR 2015

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PIM ENDORSEMENTS

300	a	[b]	c	d	e	g	h	i	j	k	l	**340**	a	b	c	d	f											
	f											**342**	a	b	c	f												
302	a	b	c	d	e	g	h	i	j	k	l	**344**	[a]	b	c	d	e	g	h	i	j	k	l	m				
	m	n	o	p	q	r	s	t	[u]	v	w1		n	o	p	q	r	s	t	u	v	w		f				
	w2	w3	x	y	[z]	f						**346**	a	f														
304	a	b	c	f								**348**	a	b	c	d	e	g	h	i	j	k	l	m				
306	a	b	c	d	e	g	h	i	j	k	l		n	o	p	q	r	s	t	u	v	w	x	y				
	m	n	o	f									z	f														
308	a	b	c	d	e	f						**350**	a	b	c	d	e	g	f									
312	a	b	c	d	e	g	h	i	j	k	l	**352**	a	b	c	f												
	m	n	o	p	q	r	f					**354**	a	b	c	f												
314	a	b	c	c1	c2	d	d1	e	g	h	i	**356**	a	b	c	d	e	g	h	f								
	j	k	l	m	f							**358**	a	b	c	d	f											
316	a	b	c	c1	c2	d	e	g	h	i	i1	**360**	a	b	c	d	f											
	j	k	f									**362**	a	f														
318	a	b	c	d	d1	e	g	h	i	j	k	**364**	a	f														
	f																											
320	a	b	c	c1	c2	d1	d2	e	g	h	i	**366**	a	b	c	d	f											
	j	f										**368**	a	b	f													
322	a	b	f									**370**	a	b	f													
324	a	b	c	d	e	g	h	i	j	k	f	**372**	a	b	f													
330	a	b	c	d	f							**374**	a	b	f													
336	a	b	f									**376**	f															
338	a	b	c	d	e	g	h	l	j	f																		

BUILDING SECTION Please record anything that may be relevant to the processing Building Officer		
PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions		
Zone		
Any notified plan changes / proposed Designations relevant? (*check RDC web site)*	Y	N
Any relevant Planning Land Features that may impact on whether planning consent require.	Y	N
Check all Planning PIM standard statements-(Circle any relevant) *special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc*		
Proposal may affect Marae (*can be on an adjacent site)* (*Liaise with Director Kaupapa Maori*) Outcome……		
The proposal requires resource consent or other planning consent **(early notification if yes)**	Y	N
No resource consent or other planning consent is required for the proposal • The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc • Existing use rights apply *(why)*…… • Proposal in accordance with designation…… • Other reason……		

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356(c)
The proposal requires resource consent under Rule/(s)..... of the Operative District Plan (*note the rules and reasons why consent required)*

356(d)
Resource consent has been applied for on..... The consent number is.....

The planner processing the application is .....

356(a)
The proposal is in accordance with Resource Consent numbered RC..... Which was granted on .....

Please ensure you are familiar with any consent conditions and ensure all are complied with.

356(f) The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. **(early notification)**	Y	N

354(c)
The proposal requires outline plan approval as the site is designated for the purpose of .....

370(a)
There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. **(early notification)**

370(f).....

.....

.....

.....

The proposal may affect an historic place *(let Building know ASAP for section 39 notification)* The site is listed in Appendix A of the District Plan. Number..... The site is registered NZHPT, Site.....	Y	N

Free Text

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

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RESOURCE ENGINEER Please record considerations and reasons for decisions

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions

	Circle	
Grease trap required	Y	N

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions

	Circle	
Development contribution applies **(early notification)**	Y	N
Copy of Development contribution notice attached **(early notification)**	Y	N

GEOTHERMAL Please record considerations and reasons for decisions

ENVIRONMENTAL HEALTH Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet	Y	N

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RECREATION AND COMMUNITY Please record considerations and reasons for decisions		
The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.	Y	N
The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed	Y	N

Building Consent Processing Section:

Building Consent Endorsements / Conditions:

Conditions:

Inspections:

400 see over page

Additional BA Conditions

401 a b **402**

C d f

Important Endorsements

[a] b c (d) e g h i j k l

m n o1 o2 oa ob p q r s t

u v w x [y] f

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw (car) bri roo ext (fou) f

FREE TEXT:

400w for 400a and 400g

400w for 400m and 400n

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours INSPECTOR		3 hr	$ 528.00
Processing Fees Paid		2.369	$ 417.00
SUB TOTAL			$ 111.00
Further information			$ —
		TOTAL PROCESSING CHARGE	$ 111.00

400 INSPECTIONS (Circle correct letter)	**Guide Only– (minimum ¼ hour increments)**	**♯ of Inspections**	**♯ of ¼ hour Increments**
a Siting, Footings, Foundations	3	1	3
a Retaining Walls	2-3		
b. Subfloor Bracing &Fixing	2		
c. Pre-floor P&D	2		
d. Concrete Floor Building	2		
e. Pre-Wrap <200-<300->	3-4-5	1	2
g. Wrap Only	2	—	—
g. Wrap/Cavity Battens	3		
h. ½ High Brick	2		
i. Bond Beams (One Block- full basement)	2-3		
j. Precast Concrete Work	2		
k. Pre Plaster	3		
l. Solar water heater	2		
m. Preline Building	3	1	3
n. Preline P&D	2	—	—
o. Wet Areas/Tanking/Basements	2	1	2
p. Postline (Addition – New Dwelling)	0.5 – 0.75	1	2
q. Sanitary & Stormwater Drainage)	0.5 – 0.75		
r. Enclosed Decks – membrane roofs/gutters	2		
s. Disconnection drainage	2		
t. Swimming Pools (Pool fencing)	2		
u.a. Solid Fuel Heater	2		
u.b In Built Solid Fuel Heater	2		
v. Final Inspection (Dwellings ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)	1	4
w Combined inspections	Complete free text on sheet 5		0
x Trade waste	No charge		0
f Free text	Complete free text on sheet 5		0
Total number of ¼ hour increments			# 16

1	**Total number of ¼ hour increments** x $44.00 = (Inspection cost)				$ 704.00
2	**Building officer desk top review** (allow 5 min each inspection dwellings/commercial)	♯ of inspections	$/5 minutes	=	$ 87.96
		6	x $14.66		
3	**LBP Process** (allow 15 min / LBP Category)	♯ of LBP Cat.	$/15 minutes	=	$ 88.00
		2	x $44.00		
4	**Travel** (total travel time one way only, calculate by using Google maps from Rotorua Museum)	♯ of inspections	$/minute	Time/ trip	$ 70.32
		6	x $2.93	x 4 =	
5	**CCC Assessment** (not required for Garages, carports and minor works)				$ 44.00
6	Other				$
	TOTAL INSPECTION CHARGE (Talley sub totals for boxes 1 to 6)				$ 996.28

Total number of inspections	6	Total inspection time on site	4	Travel time per inspection (min)	4
Record three figures above on summary sheet & circle "Completed" to the right when done					Completed

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

19 MAR 2015

MR ALAN HAMIORA SKIPWITH
C/O MR DAVID ROSS MALCOLM
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

File Ref: P02059
Building Consent No: 73435

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 43A ROBERTSON STREET

Please find enclosed your Building Consent and its relevant Plans and Specifications.
You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 24 hours notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Landmass Technology Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 73435 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

D.Holder
Building Services Manager

ROTORUA PARTNER SHAPING ROTORUA

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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

Building Consent No: 73435

Section 51, Building Act 2004
Issued: 19 Mar 2015

Agent
MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Owner
SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
24A MCLEAN STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for:	UPGRADE 2 BATHROOMS, INSTALL CAVITY SLIDER DOOR, ADD CARPORT, CHANGE TWO GARAGE DOORS TO ONE
Intended Use:	DWELLING (DETACHED)
Intended Life:	Indefinite but not less than 50 years

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:

Inspections by Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

Siting, Footings, Foundations - (relation to boundary confirmed, reinforcing in place and supported)

Pre-Wrap - (all wind uplift fixings to wall framing and roof structure completed).
(Any fire resistant external wall must be inspected prior to having stopping product applied or enclosed)

ROTORUA PARTNER SHAPING ROTORUA

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Wrap/Cavity Battens - (all battens, back and kick-out flashings etc installed, wrap sealed and restrained, window support bars).

Pre-Line Building-(including insulation, framing connections and moisture content)

Pre-Line Plumbing - (water pipes and internal stacks under test, frost protection)

Wet Areas -Tanking - (shower tanking or tanking of basements).

Postline - (all bracing elements and or fire linings/collars installed prior to any plastering completed).

Final Inspection when all building work is complete

Please note that some of the above inspections have been grouped together for your convenience and to reduce inspection costs.

Please ensure that when booking any of the grouped inspections below you communicate this with Council so we can allocate sufficient time on site.

Group 1 - Prewrap and wrap only

Group 2 - Preline building and Preline P & D

Important Endorsements

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.

Bearing Capacity
A suitably qualified person shall be retained by the owner to certify the minimum bearing capacity for the foundation design has been met. A PS4 must be submitted within five working days after testing.

Completion of Work
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

RESTRICTED BUILDING WORK

Carpentry (primary structure, external moisture management system)

Foundations (primary structure, external moisture management system)

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ADDITIONAL FEES:

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

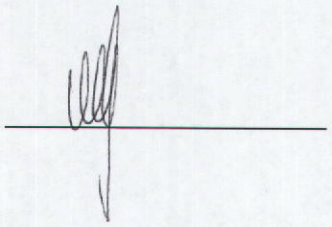
Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Consents Solutions Business Support Advisor.

Signed: 

Date: 19 MAR 2015

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

Shaping Rotorua | DESTINATION ROTORUA

GREAT LAKE TAUPŌ Taupō District Council

Opotiki District Council

Tauranga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

Received
02 MAR 2015
Rotorua District Council
Customer Centre

FOR OFFICE ONLY
Application No/BC: 73435
Property ID #:

Form 2

RESIDENTIAL

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING [If item is not applicable put N/A in the space]

Street address of building: 43 A ROBERTSON ST ROTORUA.

[If no street address – details of nearest intersection]

Legal description of land where building is located: Lot 76 DP 16309 Site area: 1011 m²

Sec Block

Building name: REAR UNIT. Valuation No:

Location of building within site/block number: [*Include nearest street access*] REAR.

Number of levels: [*Above & below ground*]

Level/Unit No: Floor area: (sq m) [*Indicate area affected by the building work*] Current, lawfully established, use: PRIVATE RESIDENCE Year First Constructed: 1981 [*Add no. of occupants per level and per use if more than 1*]

2. OWNER

Name of Owner: A.H & J.E. SKIPWITH

Contact person: Mr. ALAN SKIPWITH

Mailing address: McLEAN St. ROTORUA.

Street address/registered office:

Phone No: Landline: 3483442

Mobile: 0274-905724 Daytime:

After hours: Facsimile:

Email:

Website

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☑ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: ROSS MALCOLM

Contact person: "

Mailing address: 135 OLD TAUPO RD ROTORUA 3015.

Street address/registered office: "

Phone No: Landline: 3485662

Mobile: 021 1688216. Daytime:

After hours: Facsimile:

Email: ross.malcolm@slingshot.co.nz

Website

Relationship to owner: [*State details of the authorisation from the owner to make the application on the owner's behalf*] CRAFTSMAN.

FIRST POINT OF CONTACT [*Mark boxes as appropriate*]

Further information ☑ Agent ☐ Owner Invoicing: ☐ Agent ☑ Owner

Correspondence ☐ Agent ☑ Owner Additional copy of Code Compliance Certificate ☐

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4. APPLICATION [Tick if applicable]

I,[name] ROSS MALCOLM request that you issue one of the following [for the building work described in this application]:

Signature: _____ Date: 25-2-15.

The signature is that of the ☐ Owner OR the ☐ Agent on behalf of and with the approval of the Owner.

APPLIED FOR.

☐ Project Information Memorandum (PIM) & Building Consent ☐ Project Information Memorandum (PIM)

☑ Building Consent Existing PIM No [if applicable] is: _____

☐ Staged Consent

Restricted Building Work applicable? ☑ Yes ☐ No

Cultural or Heritage Significance? ☐ Yes ☑ No

Financial assistance package [FAP] re-clad application - or claim under FAP scheme? ☐ Yes ☑ No If yes, FAP claim number: _____

National Multiple Use Approval? ☐ Yes ☑ No If yes, NUA number: _____

To be completed in lieu of Authorisation Letter: ATTACHED.

I, _____ as the owner of the property, authorise _____ to act as my agent.

Signature: _____ Date: _____

5. PRIVACY INFORMATION

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to forward these regularly to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

6. THE PROJECT

Description of Building Work: *[Provide sufficient information below to enable scope of work to be fully understood]*

TO UPGRADE 2 BATHROOMS, TO INSTALL A CAVITY SLIDER DOOR, TO ADD A CARPORT TO CHANGE 2 GARAGE DOORS INTO A LARGE DOOR.

Will the building work result in a change of use of the building? ☐ Yes ☑ No If Yes, provide details of the new use of the building: _____

Intended life of the building if less than 50 years: _____ *[Years]*

List Building Consents previously issued for this project (if any): _____

Estimated value of the building work on which the building levy will be calculated *[including goods and services tax]*:

$20,000-00 *[State estimated value as defined in section 7 of the Building Act 2004]*

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7. CONTACTS [Provide all details where relevant]

Please provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work [*If these details are unknown at the time of the application, they must be supplied before the building work begins*].

DESIGNER:
Name: ROSS MALCOLM
Address: 135 OLD TAUPO RD.
Email: ross.malcolm@slingshot.co.nz
Telephone: 3485662 LBP No: BP 115511
License Class: DESIGN D2

ENGINEER:
Name: B.S.K.
Address: P.O. BOX 23 ROTORUA
Email:
Telephone: Reg No:
License Class: DESIGN

BUILDER:
Name: A. M MCHALE BUILDERS
Address: 49 SOPHIA ST.
Email: mchalebuilders@xtra.co.nz
Telephone 0274 545296 LBP No BP 103616
License Class: CARPENTRY

BRICK / BLOCK LAYER:
Name:
Address:
Email:
Telephone: Reg No:
License Class: BLOCKLAYING

ROOFER:
Name: T.B.A.
Address:
Email:
Telephone: Reg No:
License Class: ROOFING or CARPENTRY (delete one)

EXTERNAL PLASTERER:
Name:
Address:
Email:
Telephone: Reg No:
License Class: EXTERNAL PLASTERING

FOUNDATIONS / FLOORS:
Name:
Address:
Email:
Telephone: Reg No:
License Class: FOUNDATIONS or CARPENTRY (delete one)

GAS FITTER:
Name:
Address:
Email:
Telephone: Reg No:

PLUMBER:
Name: N. BIRD.
Address:
Email:
Telephone: Reg No:

DRAIN LAYER:
Name:
Address:
Email:
Telephone: Reg No:

LICENSED BUILDNG PRACTITIONER:
Name:
Address:
Email:
Telephone: Reg No:
License Class:

OTHER KEY PERSONNEL:
Name:
Address:
Email:
Telephone: Reg No:
License Class:

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APPLIED FOR SEPERATLY

8. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, stormwater or water mains]*
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

The following plans and specifications are attached to this application:

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☑ B1 Structure	☐ AS1NZS1170 ☑ B1/AS1 ☑ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☑	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☑ B2 Durability	☑ B2/AS1	☑ B2/VM1	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☑ C1-6 Protection from Fire	☑ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☑ C/VM1 ☐ C/VM2	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (*Specify*):
☑ E1 Surface water	☑ E1/AS1 ☐ AS3500	☑ E1/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☑ E2 External moisture	☑ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☑ E2/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☑ E3 Internal moisture	☑ E3/AS1 ☐ Other		☐	☐	☑ Council ☐ Other (*Specify*):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F2 Hazardous building materials	☐ F2/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ F4 Safety from falling	☑ F4/AS1		☐	☐	☑ Council ☐ Other (*Specify*):
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☑ F7 Warning systems	☑ F7/AS1		☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☐ F8 Signs	☐ F8/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☑ G1 Personal hygiene	☑ G1/AS1 ☐ NZS 4121		☐	☐	☑ Council ☐ Other (*Specify*):
☐ G2 Laundering	☐ G2/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☑ G4 Ventilation	☑ G4/AS1	☑ G4/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☑ G5 Interior environment	☑ G5/AS1	☑ G5/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☐ G6 Airborne impact sound	☐ G6/AS1	☐ G6/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ G7 Natural light	☑ G7/AS1	☑ G7/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☐ G8 Artificial light	☐ G8/AS1	☐ G8/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ G9 Electricity	☑ G9/AS1	☑ G9/VM1	☐	☐	By certification only ✓
☐ G10 Piped services	☐ G10/AS1	☐ G10/VM1	☐	☐	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1		☐	☐	By certification only
☐ G12 Water supplies Existing manholes	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ G14/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G15 Solid waste	☐ G15/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ H1 Energy efficiency	☐ H1/AS1	☐ H1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

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

Supporting documentation attached as follows [please list]:

10. COMPLIANCE SCHEDULE

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

Purpose group [select all relevant]

CS	CL	CO	CM	SC	SD	SA	SR	SH	WL	WM	WH	WF	IA	ID

		Applicant to complete							
There are no specified systems in the building ☑ Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]	COUNCIL	Existing	New	Altered	Added	Removed	Inspection performance standards	Maintenance performance standards	Reporting frequency
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007									
Ss16 Cable cars	☐	☐	☐	☐	☐	☐	☐	☐	☐

11. ATTACHMENTS

The following documents are attached to this application: *[Tick as applicable]*

☐ Plans and specifications *[list]*

JOB No RM1/15, DRAWINGS W1 - W6 & SPECIFICATION
B.S.K. CALCS, PSI & LETTER.

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum APPLIED FOR NOT YET OBTAINED

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: *[Please specify]:*

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ 20,000 GST inclusive Project floor area 24 m²

FEE PAYABLE

Project Information Memorandum	$
Building Administration	$ 135.00
Technical Processing fee	$ 417.00
Inspection fee	$
Certificate of Title	$
Other	$
LODGEMENT FEE	$ 552.00
Technical Processing fee	$ 111.00
Inspection fee	$ 994.28
Industry Levy (DBH)	$ 40.20
Industry Levy (BRANZ)	$ 20.00
BCA Levy	$
Rural ID #	$
Compliance Schedule	$
Specified Systems	$
Vehicle Crossing	$
Street Damage	$
Water Connection	$
Sewer Connection	$
Peer Review	$
N Z F S	$
Development Contribution	$
	$
	$
TOTAL BALANCE PAYABLE	$ 1165.48

Lodgement deposit	$ 552
Date paid	2.3.15
Receipt No.	260320
Consent fee balance	$ 1165.48
Date paid	18.3.15
Receipt No.	215738

cat 9

BC ONLY
73435

Granted by Jed Dodson

Signature

Date 18.3.14

A Kelly

Issued by

Signature

Date 19.3.15

Please complete

Forward any refunds or further invoices to:

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BUILDING CONSENT ACCOUNT

TAX INVOICE: REGISTRATION NO. 10-801-397

Rotorua District Council
1061 Haupapa Street
Private Bag 3029, Rotorua.
Telephone: 07 348 4199. Facsimile 07 349 0993.

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

MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Customer Reference:

Invoice No:	336912
Application No:	73435
Valuation No:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652
Site Location:	43A ROBERTSON STREET, GLENHOLME
Owners Name:	SKIPWITH, MR ALAN HAMIORA
Date:	March 18, 2015
Agent Name:	MALCOLM, MR DAVID ROSS

DESCRIPTION	CHARGE	GST AMOUNT	TOTAL FEE
CONSENT ADMIN FEE	117.39	17.61	135.00
INITIAL TECHNICAL PROCESSING FEE	362.61	54.39	417.00
ADDITIONAL TECHNICAL PROCESSING FEE-TIME RELATED	96.52	14.48	111.00
INSPECTION FEES CALCULATED DURING PROCESSING	864.59	129.69	994.28
MBIE LEVY	34.96	5.24	40.20
BRANZ LEVY	20.00	0.00	20.00
Building Consent Fees Chargeable	1,496.07	221.41	$1,717.48
Prepaid at Lodgment 2015 260320 02 Mar 2015	480.00	72.00	**552.00**
Invoice Payment due	2509.53	373.43	**$1,165.48**

COPY

PAYMENT REQUIRED WITHIN 28 WORKING DAYS

For Direct Credit please pay to: BNZ, Rotorua, 020412 0234516 00 and quote Invoice number **336912** and **BC73435** as reference.

ROTORUA PARTNER SHAPING ROTORUA

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DESTINATION ROTORUA ROTORUA DISTRICT COUNCIL	**Minor Internal Domestic Alteration** carport **Processing Checklist**	Ref: CP 04 Ver: 07 Issued 16 January 2014 IT-641471 Page 1 of 5

Processor Name		**Building Consent No.:**			
Building Act					**Comments / reason for decision**
1	PIM issued? (*subject to conditions*)	(P)	F	N/A	PIM 73387 read and noted as BC
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	P	F	(N/A)	none noted in PIM
3	Section 37 notice issued?	(P)	F	N/A	issued with PIM and RC noted on job card
4	Sec 39 - Are there any issues associated with Historic Places Trust?	P	F	(N/A)	no issues noted in PIM
6	Sec 67 - Is the building consent subject to a waiver or modification? *Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.*	P	F	(N/A)	none noted in application
7	Sec 84 –LBP's or Owner Builder/Designer listed for Restricted building Work *(complete separate checklist and create information on property file where owner involved in design or contruction)*	(P)	F	(N/A)	Designer and builder both noted on application form Job card form done
8	Site plan mirrors that of C.T. and location of existing building similar to G.V?	(P)	F	N/A	Site plan considered to match G/View
9	Records been checked to reconcile proposal against existing?	(P)	F	N/A	Plans considered to match existing
Specification					**Comments / reason for decision**
10	Job specific specification	(P)	F	N/A	Project spec provided
Specific Design					**Comments / reason for decision**
11	SED calculations, Producer statement *(Engineer has signed plans)*	(P)	F	N/A	PSI for carport beams & Post/foundations garage beam & Pole/foundation and up stairs rails
Foundations/ Bearers/ Concrete Floors B1,B2					
12	Load paths are transferred to an appropriate foundation? *(foundation sizes type and construction methods including treatment)*	(P)	F	N/A	garage door loads amended by BSK for new spans proposed
Floor Joists B1,B2					**Comments / reason for decision**
13	Do joist grade, treatment, size, span, spacing, fixings & blocking comply with floor load demand & intended use?	P	F	(N/A)	designer confirmed a visit no joists affected with proposed changes as design was done after onsite opening up of structure this to be COS
14	Load paths (*Ensure all point loads are adequately supported.)*	(P)	F	N/A	SED garage opening
15	Has direction of services been considered? *Check services plan layout.*	P	F	(N/A)	existing services in same location
15	Double joists provided under load bearing walls & load bearing walls at right angle to joist within 200mm of bearer support	P	F	(N/A)	no affected joists noted
Flooring B1,B2					**Comments / reason for decision**
16	Flooring thickness, type & treatment	(P)	F	N/A	21mm Tan Ply detailed for wet area sleeve
17	Is joist spacing appropriate for flooring type? *Refer NZS3604, Section7, 7.2*	P	F	(N/A)	existing unaffected considered

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Wall Framing B1,B2					Comments/ reason for decision
18	Framing, grade, size, spacing, & treatment	(P)	F	N/A	New bracing over exist-g framing to be COS
19	Load paths considered	(P)	F	N/A	cosidered covered by BSK design
20	Beam, grade, size, spacing, & treatment	(P)	F	N/A	SED garage and carport beams
21	Beam / post / footing connections	(P)	F	N/A	SED portal and carport posts
Bracing B1,B2					**Comments/ reason for decision**
22	Wall bracing elements & fixings	(P)	F	N/A	specificatons on sh 6
23	Are wall bracing elements clear of showers?	(P)	F	N/A	considered as extra bracing and
24	Wall bracing schedule calculations & distribution of elements	P	F	(N/A)	alterpan existing with replacement like for like
Roof/Ceiling Structure B1,B2					**Comments**
25	Ceiling joist spacing, size, span, grade, & treatment	P	F	(N/A)	no ceiling changes
26	Ceiling runner (strong back) under purlin, strutting beam spacing, span, size, grade, & treatment	P	F	(N/A)	
27	Ceiling batten spacing, span, size & grade	P	F	(N/A)	
Wet Areas (Kitchen, laundry, bathroom etc) B1,B2,D1,E3,G1,G2,G3,G13					**Comments**
28	Impervious, easily cleaned wall and floor finishes	(P)	F	N/A	wet areas considered impervious by way of tiling
29	Has the shower type been specified (tiled or proprietary cubicle) *If tiled shower, have construction details been provided for the tiling substrate and waterproofing membrane.*	(P)	F	N/A	tiled shower spec detailed on plan
30	Has a complying waterproofing membrane been specified? *)If required ensure applicator provides a Certification Statement - Construction (PS3))*	(P)	F	N/A	Liquid flash 2 two pot system
31	Flooring substrate	(P)	F	N/A	H3.1 Treated Ply 21mm thick
32	If shower is level access is proposed, have adequate falls been provided to the floor drain? *(Falls required to the floor of a level access shower to the floor drain are to be no less the 1:50. Refer NZS 4121: 2000, 10.5.11.3 'Floors)'*	(P)	F	N/A	ground floor shower over bath and upstairs fall considered COS with Profinish tile tray
33	Has the glazing been specified *(shower screens & windows)* *NZS 4223*	(P)	F	N/A	safety glazing considered to be COS

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Ventilation G4					Comments
34	Passive ventilation	P	F	N/A	existing space venting considered
35	Mechanical ventilation (*ducted to exterior*)	P	F	N/A	none noted
Insulation H1					**Comments**
36	Floor, wall and ceiling insulation	P	F	N/A	no changes
Water Supplies G12					**Comments/ reason for decision**
37	Potable water	P	F	N/A	existing supply
38	Hot water heating design (*all relevant valves, venting requirements, water temperature*)	P	F	N/A	existing system
Sanitary Plumbing G13					**Comments/ reason for decision**
39	Specific installation std noted	P	F	N/A	only minor reconnection of existing
40	Waste pipe size / gradients	P	F	N/A	
41	Waste pipe length / venting (*stacks, multi fixtures to discharge pipe*)	P	F	N/A	
Fire Safety Precautions C1-6,F7					**Comments**
42	Domestic smoke alarms correctly specified and correctly located (refer to NZBC F7)	P	F	N/A	Smoke alarms noted <3m
43	Means of Escape <25m DEOP or 60m TOP	P	F	N/A	DEOP considered <25m

P = Pass = Compliance with the Building Code
F = Fail = Non-compliance with the Building Code – further information required
N/A = Not Applicable

Producer Statements

Acceptance Guidelines
PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.

Circle Statement Type: PS 1 – Design PS 2 – Design Review			Comments:			
Category: (*circle*)	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below & architectural plans are signed by Engineer
Structural	✓	✓	✓	✓		signed plans
Other						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☑ A written statement
- ☑ Header with 'Producer Statement'
- ☑ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☑ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☑ Who has completed or designed the work identified (qualifications to undertake the work required)?

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- [x] The product name and specifications for application of product used (where applicable)
- [x] What parts/clauses of the Building Code the work relates to
- [x] Full legal description of the site where the work will be undertaken
- [x] Clearly identifying what part of the building consent work is covered by the Producer Statement
- [x] Provide the sum of Provisional Indemnity Insurance held
- [x] The author's name and signature
- [x] Qualifications
- [x] Address
- [x] Registration Number
- [x] Membership of Professional Organisation
- [x] Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
   - Buildable truss plans and associated documentation
   - Appraisal certificates
2. Statements of compliance require the following as a minimum to be accepted by the Rotorua District Council:

- [ ] Who has issued the statement of compliance
- [ ] Product name
- [ ] Address of relevant property (where applicable)
- [ ] Description of application (where applicable)
- [ ] Date
- [ ] Name and signature
- [ ] Registration/license number (where applicable)
- [ ] Address of author

Notes on Acceptance of Producer Statement and/or Statement of Compliance (Reasons for your decision to accept from a particular author):
considered design provided by BSK in compliance with N2BC B1 & B2 as design has been provided by a CPEng engineer

Alternative Solutions

- Alternative solutions involving structural, geotechnical, fire, weather tight, acoustic, HVAC, energy efficiency and fire design will be peer reviewed by a contractor/specialist
- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004).

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Alternative Solutions – Reasons for Decisions continued and or other considerations cont .....

carpart design considered to comply with B1, B2 and C/AS1 as structura design of beams/post covered by BSK and as carpot posts as <300mm design details fire protaction to post and parapet.

changes to the upper floor stair landing has been considered as an improvement and design provided by BSK with signed plans

The following listed and attached checklists have been completed to support justification for issuing the building consent	

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

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COMPOSITE COMPUTER REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

BC ONLY
73435

Identifier	**SA26D/139**
Land Registration District	**South Auckland**
Date Issued	09 March 1981

Prior References
SA434/96

Estate	Fee Simple - 1/2 share
Area	1011 square metres more or less
Legal Description	Lot 76 Deposited Plan 16309

Proprietors
Alan Hamiora Skipwith and Janice Elizabeth Skipwith

Estate	Leasehold	**Instrument**	L H331074.1
		Term	999 years commencing on 1.2.1981
Legal Description	Flat 1 Deposited Plan South Auckland 29652		

Proprietors
Alan Hamiora Skipwith and Janice Elizabeth Skipwith

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

Appurtenant hereto is a drainage right created by Transfer 83101 (Affects Fee Simple)

H331074.1 Lease of Flat 1 DPS 29652 Term 999 years commencing on 1.2.1981 Composite CT SA26D/139 issued - 9.3.1981 (Affects Fee Simple)

Land Covenant in Lease H331074.1 - 9.3.1981 (Affects Fee Simple)

H331074.2 Lease of Flat 2 Term 999 years commencing on 1.2.1981 Composite CT SA26D/140 issued - 9.3.1981 (Affects Fee Simple)

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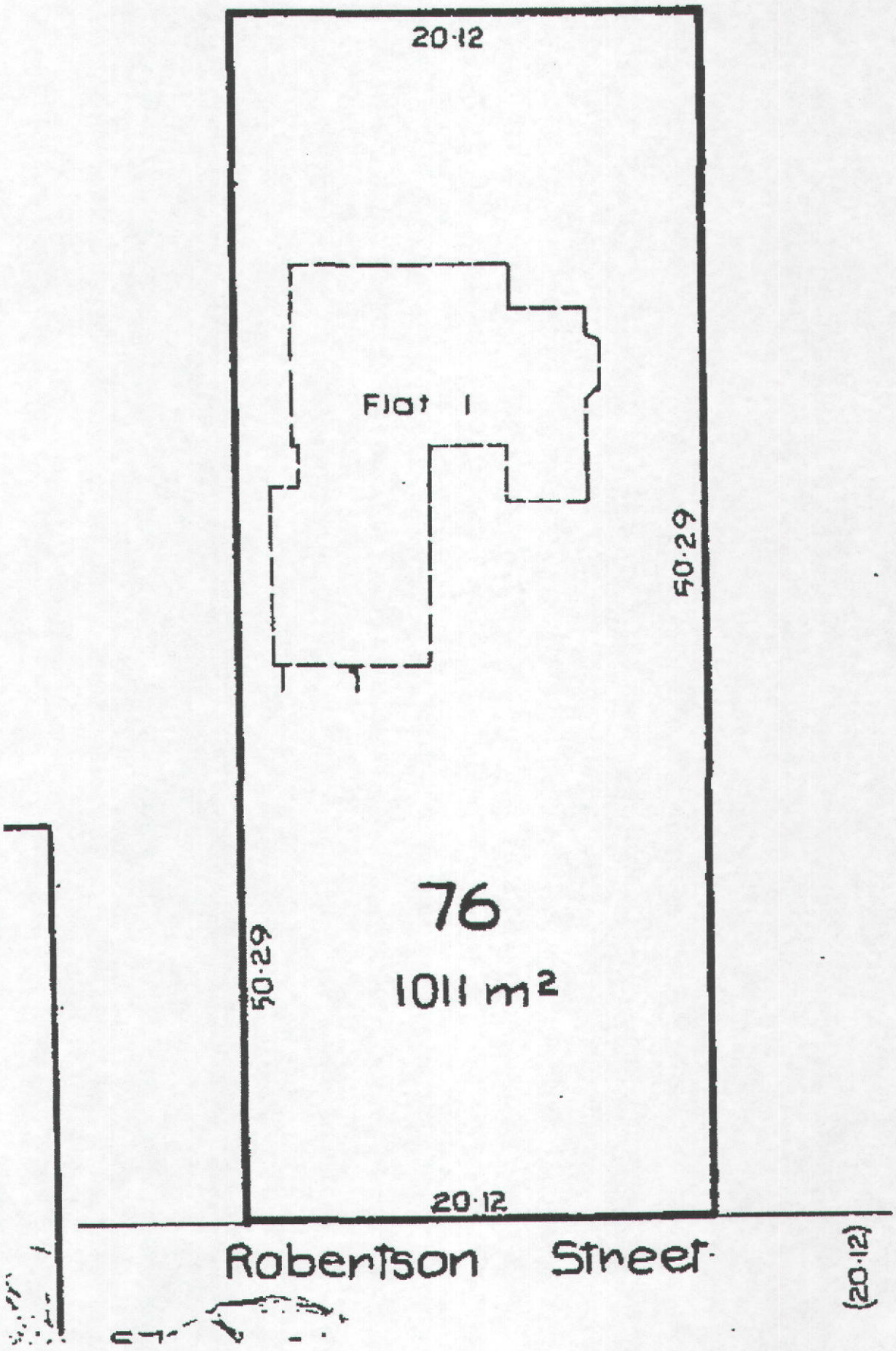

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LAKES COAST CLUSTER GROUP

WHAKATĀNE District Council

South Waikato District Council

Shaping Rotorua | DESTINATION ROTORUA

GREAT LAKE TAUPŌ

Opotiki District Council Strong Community Strong Future

Taonga o te Whenua KAWERAU TREASURE OF THE LAND DISTRICT COUNCIL

Western Bay of Plenty District Council

Tauranga City

BC ONLY
73435

Building Consent Application Checklist

RESIDENTIAL

Address: 43A ROBERTSON ST **Date Vetted:**

Restricted Building Work? ☐ Yes ☐ No

Building Consent Category ☐ R1 ☐ R2 ☐ R3 ☐ PIM ☐

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing. All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Further additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

Customer Use (Circle as appropriate)		Doc ref./ page #		Council Use		
General Documentation Required				☐ Section Checked		
(Yes)	N/A		Application form completed in full and signed	(Yes)	No	N/A
(Yes)	N/A		Lodgement fee (refer to Schedule of Fees and Charges for amount)	(Yes)	No	N/A
Payment details:						
Name to be on invoice:						
(Yes)	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required PREVIOUSLY	(Yes)	No	N/A
Yes	(N/A)		Provide an A3 set of plans for PIM/ or an electronic version, if applicable	Yes	No	(N/A) Separate PIM
(Yes)	N/A		Form 2A Certificate of Design Work	(Yes)	No	N/A
(Yes)	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with a minimum font size of Microsoft Word text size 8	(Yes)	No	N/A
Yes	(N/A)		Are you applying for owner/builder exemption? If yes, the appropriate documentation including Form 2b is to be supplied	Yes	No	(N/A)
Yes	(N/A)		Index provided for plans and specifications	Yes	No	(N/A)
(Yes)	N/A		All plans to be to a recognised metric scale and drawn in black ink (not pencil or red pen)	(Yes)	No	N/A
Yes	N/A		All documents must have at least 10mm margin on all outer edges with no information in them OH NO NEVER.	Yes	No	(N/A)
(Yes)	N/A		All documents including photocopies must be legible	(Yes)	No	N/A
(Yes)	N/A		All plans are to be titled and dated (or version number)	(Yes)	No	N/A
Yes	N/A		Do not use grid or lined paper WHY NOT	Yes	No	(N/A)
(Yes)	N/A		Have all Licensed Building Practitioners been identified, if applicable	(Yes)	No	N/A

Comments – Council Use Only

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Legal Documentation Required				☐ Section Checked		
Yes	N/A		Full, current (less than three months old) Certificate of Title and survey plan is required for all new dwellings and external building work. All consent notices, encumbrances and easement instruments. If not provided Council can supply a CT but it will attract an additional fee. *NB: If a cross lease, please also provide a flats plan*	Yes	No	N/A
Yes	N/A		Sale and purchase agreement with settlement date provided (if applicable)	Yes	No	N/A
Yes	N/A		Full copy of lease agreement (if applicant is lessee)	Yes	No	N/A
Site/Location Plan				☐ Section Checked		
Yes	N/A	W1	North Point	Yes	No	N/A
Yes	N/A		Road frontage indicated and street named	Yes	No	N/A
Yes	N/A		Location of all existing and proposed buildings	Yes	No	N/A
Yes	N/A		Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters	Yes	No	N/A
Yes	N/A		Site levels and finished floor levels relative to Moturiki Datum survey point (if applicable)	Yes	No	N/A
Yes	N/A		Existing contours (proposed cut or fill also to be shown)	Yes	No	N/A
Yes	N/A		Show how wind zone was determined	Yes	No	N/A
			State windzone: MEDIUM			
Yes	N/A		Earthquake zone determined BY ENGINEER.	Yes	No	N/A
Yes	N/A		Durability determined EXIST	Yes	No	N/A
Yes	N/A		Building line restrictions and easements SEPERAT R.C. APPLICATION	Yes	No	N/A
Yes	N/A		Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	N/A
Yes	N/A	1	Show calculations and percentage of net site coverage	Yes	No	N/A
Yes	N/A		Labelled points on boundaries where overshadowing is taken from	Yes	No	N/A
Yes	N/A		~~Dimensions~~ and location of parking spaces shown onsite	Yes	No	N/A
Yes	N/A		Existing and ~~proposed~~ access for vehicles	Yes	No	N/A
Yes	N/A		Sediment control plan	Yes	No	N/A
Yes	N/A		Fire walls shown (*if applicable – please provide firewall design*)	Yes	No	N/A
Yes	N/A		If building under or near transmission lines, please show transmission plan area	Yes	No	N/A
Yes	N/A		Has site assessment of soil conditions been provided to 3604:2011? ENGINEERS LETTER	Yes	No	N/A
Yes	N/A		To what standard has this building been designed?	Yes	No	N/A
Yes	N/A		Natural hazards (see definitions of Natural Hazard NZBA 2004 section 71)	Yes	No	N/A
Comments – Council Use Only						

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Plumbing and Drainage				☐ Section Checked		
Yes	N/A		Means of compliance e.g. G13 or AS3500 NO CHANGE	Yes	No	N/A
Yes	N/A		All existing SEWERS, sewer connections and sewer drains shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		All existing STORMWATER drains and connections shown including Territorial Authority services	Yes	No	N/A
Yes	N/A		Proposed ~~sewer~~ and stormwater ~~drains~~/soak holes shown	Yes	No	N/A
Yes	N/A		Existing and proposed potable water supply and water supply for firefighting shown (rural sites only)	Yes	No	N/A
Yes	N/A		All existing and proposed sanitary fittings including pipe sizes and gradients (isometric)	Yes	No	N/A
Yes	N/A		Specifications proprietary or tiled shower – supply waterproof membrane specifications for tiled showers	Yes	No	N/A
Yes	N/A		Standard Regional Council design system or Regional Council approved effluent disposal system	Yes	No	N/A
Yes	N/A		Specifications for hot water heating system including seismic restraints	Yes	No	N/A
Yes	N/A		Water Supply Schematic (if more than one floor)	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location (if applicable)	Yes	No	N/A
Yes	N/A		Stormwater disposal design and calculations	Yes	No	N/A
Foundation Plan				☐ Section Checked		
Yes	N/A		Foundation design details B.S.1.C. ✓	Yes	No	N/A
Yes	N/A		Engineer design, calculations and PS1 provided	Yes	No	N/A
Yes	N/A		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A
Yes	N/A		Upper Storey floor design if applicable	Yes	No	N/A
Yes	N/A		Floor joist layout for floors and decks	Yes	No	N/A
Floor Plan				☐ Section Checked		
Yes	N/A		Plan of all floors describing the function of each room	Yes	No	N/A
Yes	N/A		Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	N/A		For additions and alterations, the existing shall be shown separately to the "proposed" and to the same scale for comparison 2 ONLY	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	N/A		Square metre of floor plans	Yes	No	N/A
Yes	N/A	6	Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A
Yes	N/A		Disabled access to building showing dimensions and details	Yes	No	N/A
Yes	N/A		Disabled access toilet showing dimensions and details	Yes	No	N/A
Yes	N/A		Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom).	Yes	No	N/A
Yes	N/A		State any change of use	Yes	No	N/A
Yes	N/A		Smoke alarms position shown	Yes	No	N/A
Comments – Council Use Only						

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Customer Use Circle as appropriate		Doc ref./ page #		Council Use		
Elevations				☐ Section Checked		
Yes	N/A		~~North~~, ~~South~~, East and West elevations	Yes	No	N/A
Yes	N/A		Overshadowing labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	N/A		Height from ground level to apex of building	Yes	No	N/A
Yes	N/A	2	Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels	Yes	No	N/A
Yes	N/A		For timber floors show subfloor ventilation and access	Yes	No	N/A
Yes	N/A		Stairs, handrails and decking shown	Yes	No	N/A
Yes	N/A	6	Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	N/A	6	Window ~~Schedule~~ Detail	Yes	No	N/A
Yes	N/A		Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	N/A		Alterations to land contour, retaining, cuts, fill and batters	Yes	No	N/A
Weathertightness				☐ Section Checked		
Yes	N/A		Is a weathertight claim or a building surveyor's report involved with this application?	Yes	No	N/A
Yes	N/A		If project is subject to a weathertight homes claim, has an assessor's report been supplied?	Yes	No	N/A
Yes	N/A		Level of supervision proposed and by whom?	Yes	No	N/A
Specifications and Other Documentation				☐ Section Checked		
Yes	N/A		Two sets of specifications that make reference to NZBC, which are relevant and to current NZ standards	Yes	No	N/A
Yes	N/A		Specifications should be project specific and appropriate to the building construction. It should be laid out in easily followed sections shown in an index covering methods and materials that are not included in the building plans, e.g. pipe work materials quoting up to date references	Yes	No	N/A
Yes	N/A		H1 calculations	Yes	No	N/A
Yes	N/A		E2 Risk Matrix	Yes	No	N/A
Cross Section				☐ Section Checked		
Yes	N/A		Drawings showing constructional details of foundations	Yes	No	N/A
Yes	N/A		Drawings showing wall ceiling, stud heights and stud sizes	Yes	No	N/A
Yes	N/A		Drawings showing roof construction CARPORT ONLY	Yes	No	N/A
Yes	N/A		Drawings showing balustrades and barriers	Yes	No	N/A
Framing Plan/Bracing Plan				☐ Section Checked		
Yes	N/A		Bracing details – type and fixings	Yes	No	N/A
Yes	N/A		Bracing calculations 2 x PARTS ONLY	Yes	No	N/A
Yes	N/A		Framing plan	Yes	No	N/A
Yes	N/A		Top and bottom plate fixing details EXIST	Yes	No	N/A
Yes	N/A		Roof purlins hold down details carport	Yes	No	N/A
Yes	N/A	SED	Lintel fixing details	Yes	No	N/A
Yes	N/A		Upper storey(s) floor design, if applicable	Yes	No	N/A
Yes	N/A		Floor joist layout for floors and decks EXIST -	Yes	No	N/A
Comments – Council Use Only						

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Roof Plan				☐ Section Checked		
Yes	N/A		Roof plan and roof bracing CARPORT ONLY	Yes	No	N/A
Yes	N/A		Truss types/roof framing layout	Yes	No	N/A
Yes	N/A		Truss manufacturer PS1 – dated and signed	Yes	No	N/A
Specific Design Engineering				☐ Section Checked		
Yes	N/A		Engineering calculations and scope of works	Yes	No	N/A
Yes	N/A		Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	N/A		Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Retaining Walls/Site Works				☐ Section Checked		
Yes	N/A		Site Plan indicating position and height of retaining walls and drainage points	Yes	No	N/A
Yes	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	N/A		Engineering design and barrier details where required	Yes	No	N/A
Yes	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Yes	N/A		Provide information on silt run off control	Yes	No	N/A
Swimming Pool/Spa Pool				☐ Section Checked		
Yes	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	N/A		Plan of all floors describing the function of each room. Show all doors and windows.	Yes	No	N/A
Yes	N/A		Fences/Gates with dimensions.	Yes	No	N/A
Yes	N/A		Show access restrictions and locking device details for doors and windows to pool area from all doors and windows	Yes	No	N/A
Yes	N/A		Have immediate pool area hazards been identified	Yes	No	N/A
Yes	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	N/A		Location of backwash indicating connection to nearest gulley trap	Yes	No	N/A
Yes	N/A		Backflow preventer shown – type and location	Yes	No	N/A
Solid Fuel Heaters				☐ Section Checked		
Yes	N/A		Floor plan showing position of SFH and location and distance of all smoke alarms	Yes	No	N/A
Yes	N/A		Make/Model	Yes	No	N/A
Yes	N/A		Indicate inbuilt or freestanding	Yes	No	N/A
Yes	N/A		Manufacturers specifications	Yes	No	N/A
Yes	N/A		Type of roof (e.g. tile, colorsteel, etc)	Yes	No	N/A
Yes	N/A		Flashing details (new or existing)	Yes	No	N/A
Yes	N/A		Wetback diagram and installation details	Yes	No	N/A
Yes	N/A		Seismic restraints provided	Yes	No	N/A
Comments – Council use only						

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Solar Heating				☐ Section Checked		
Yes	N/A		Location of solar panels/tubes on roof plan	Yes	No	N/A
Yes	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	N/A		Specifications and flashing details	Yes	No	N/A
Yes	N/A		Show location on elevations and compliance with overshadowing	Yes	No	N/A

Comments – Council use only

ADDITIONAL FEES

Please be aware that additional fees may be applied after lodgement deposit is paid, for inspections, processing, certificates, government levies and the like.

Person completing checklist

Name of person signing: ROSS MALCOLM Date: 25-2-15

Signature: ☐ Agent ☐ Owner ☐ Other:

Outcome of decisions – Council Use Only	Officer	Date
☐ This application was not accepted for lodgement because documentation was incomplete		
☐ This application needs to be re-vetted		
☐ Documentation is now complete and the application is accepted for lodgement	Jad	27.2.15
☐ Application will now proceed for compliance checking		

Time taken to vet application: 40 **minutes**

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Council Specific Requirements

Customer Use Circle as appropriate		Doc. ref/ page #		Council Use		
Tauranga City Council						
Yes	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	(N/A)
Yes	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	(N/A)
Rotorua District Council						
Yes	N/A		Soil investigation that has a conclusion readily identifiable in accordance with chapter 3 RCEIS	(Yes)	No	N/A
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work (SED where <50m to a bore or geothermal feature)	Yes	No	(N/A)
Whakatane District Council						
Opotiki District Council						
South Waikato District Council						
Kawerau District Council						
Western Bay of Plenty District Council						
Taupo District Council						
Yes	N/A		Any geothermal activity on or near site, distances to proposed building work	Yes	No	(N/A)
Yes	N/A		Electronic plans/documentation provided	Yes	No	(N/A)

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BC ONLY
73435

GeyserView IV Parcel Report

Legal desc: Lot 76 DP 16309

Parcel Information

Parcel is 'ghosted'

Oz Parcel Id	PFile	Full Address	Parcel Name
6565/32	P02059	43A ROBERTSON STREET, GLENHOLME	FLAT 1 DPS 29652
Title(s) *SA26D/139*			
6565/32	P02059	43A ROBERTSON STREET, GLENHOLME	FLAT 1 DPS 29652
Title(s) *SA26D/139*			
6565/33	P02060	43B ROBERTSON STREET, GLENHOLME	FLAT 2 DPS 29652
Title(s) *SA26D/140*			
6565/33	P02060	43B ROBERTSON STREET, GLENHOLME	FLAT 2 DPS 29652
Title(s) *SA26D/140*			
0000/197	UNDERLYING SU	43 ROBERTSON STREET, GLENHOLME	LOT 76 DP 16309
Title(s) *SA26D/139*			

*06512*283*00*A*	43A ROBERTSON STREET	FLAT 1 DPS 29652 ON LOT 76 DP 16309 -HAVING 1/2 INT IN 1011 SQ METRES

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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GeyserView IV Parcel Report

Legal desc: Lot 76 DP 16309

Capital Value $356,000.00	*Land Value* $131,000.00	*Connections:*	*Sewer*	1
Improvements DWG OBS OI			*Water*	1
Area (ha) 0.0000			*Refuse Charges*	1
*06512*283*00* B* 43B ROBERTSON STREET	FLAT 2 DPS 29652 ON LOT 76 DP 16309 -HAVING 1/2 INT IN 1011 SQ METRES			
Capital Value $216,000.00	*Land Value* $124,000.00	*Connections:*	*Sewer*	1
Improvements DWG OI			*Water*	1
Area (ha)			*Refuse Charges*	1

Zone - Operative Plan

Residential B (Low Density)

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

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DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691
a conception to completion design service

BC ONLY
73435

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 30C or section 45, Building Act 2004

THE BUILDING

Street address of building: 43A ROBERTSON ST. ROTORUA

THE OWNER

Name: Mr A.H. & Mrs J.E. SKIPWITH

Address: McLEAN ST ROTORUA

Phone: 348 3442 or Mobile: 0274-905724

Email: _____ Fax: _____

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I carried out or supervised the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
[Tick]	*[If appropriate, provide details of the restricted building work]*	*[Specify whether you carried out this design work or supervised someone else carrying out this design work]*	*[If appropriate, specify references]*
Primary structure			
☐ Foundations and subfloor framing		☐ Carried out ☐ Supervised	
☑ Walls		☑ Carried out ☐ Supervised	W4, 5, 6
☑ Roof		☑ Carried out ☐ Supervised	W3
☐ Columns and beams		☐ Carried out ☐ Supervised	

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Primary structure cont'd				
Bracing	☑		☑ Carried out ☐ Supervised	W 2
Other	☐		☐ Carried out ☐ Supervised	
External moisture management systems				
Damp proofing	☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system	☑		☑ Carried out ☐ Supervised	W 3
Ventilation system for example, subfloor or cavity)	☐		☐ Carried out ☐ Supervised	
Wall classing or wall cladding system	☐		☐ Carried out ☐ Supervised	
Waterproofing	☐		☐ Carried out ☐ Supervised	
Other	☐		☐ Carried out ☐ Supervised	
Fire safety systems				
Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	☑		☑ Carried out ☐ Supervised	

Note: The design of fire safety systems is only restricted building work when it involves small to medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

Are waivers or modifications of the building code required? ☐ Yes ☑ No

If Yes, provide details of the waivers or modifications below:

Clause *[List relevant clause numbers of building code]*	**Waiver/modification required** *[Specify nature of waiver or modification of building code]*

Note: continue on another page if necessary.

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ISSUED BY:

Name: ROSS MALCOLM

LBP or registration number: BP 115391

The practitioner is a: ☑ Design LBP D2, ☐ Registered architect

☐ Chartered professional engineer

Mailing address: 135 OLD TAUPO Rd
ROTORUA 3015

Street address or registered office:

Phone No: Landline: 3485662 Mobile: 021 1688216

Daytime: After hours:

Fax:

Email address: ross.malcolm@slingshot.co.nz Website:

DECLARATION

I ROSS MALCOLM *[name of practitioner]*

certify that the design work that is restricted building work recorded on this form:

(a) complies with the building code; or

(b) ~~complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

Signature:

Date: 25-2-15

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COUNCIL COPY

BC ONLY
73435

TO WHOM IT MAY CONCERN

I A.H SKIPWITH have instructed "DIRECTIONS ARCHITECTURE" and their staff to prepare a design for my property at 43A ROBERTSON ST ROTORUA

Please make available all property information on this property that you may hold in your archive.

I further instruct that DIRECTIONS ARCHITECTURAL will act as my agent for all matters pertaining to P.I.M., Resource Consent and Building Consent applications.

Signed:

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bsk Consulting Engineers Limited

ADDRESS
1364 Hinemoa Street
PO Box 23
Rotorua 3040
New Zealand

TELEPHONE
07 348 5394

FACSIMILE
07 348 2311

EMAIL
admin@bsk.co.nz

COUNCIL COPY

BC ONLY
73435

25th February, 2015

Building Control Manager
Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
ROTORUA 3046

Dear Sir

RE: 43A ROBERTSON STREET, HOUSE ALTERATIONS & NEW CARPORT
OUR REF: 20149

We have visited the above site and made an assessment of this project and the geotechnical requirements in accordance with the proposed "Quick Guidance Chart" (Table 2) developed by Rotorua District Council. We have assessed the project as "Basic", using this chart. Our reasons for this are as follows:

- We have viewed the RDC Property File and visited the site. No natural hazards in accordance with Section 71 of the Building Amendment Act 2005 have been identified although it does lie within a geothermal field.
- The existing house exhibits no signs of distress due to subsidence or failure of the foundations.
- The proposed alterations to the garage are minor, as is the new carport. Much of the area is hard surfaced so subsoil investigations would be difficult prior to construction.

Despite this we will inspect the excavated subgrade to assess if our design assumptions for the foundations are valid. This will allow us to confirm if the proposed foundations are satisfactory.

Please contact this office if you wish to query this assessment.

Yours faithfully

BC Walshe

B C Walshe
BE Civil (Hons), MIPENZ (Structural), CPEng, IntPE
BSK CONSULTING ENGINEERS LTD

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IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s).....B1,B2.....

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

BC ONLY # -73435

ISSUED BY:.....BSK Consulting Engineers Ltd.....Job No.20149.....
(Design Firm)

TO:...A & J Skipwith.....
(Owner/Developer)

TO BE SUPPLIED TO:.....Rotorua District Council.....
(Building Consent Authority)

IN RESPECT OF:...Alterations to House,Garage & New Carport as per Calculations & Design Schedule....
(Description of Building Work)

AT:...43A Robertson Street.....
(Address)

..... **LOT 76**..... **DP 16309**..... **SO** .....

We have been engaged by the owner/developer referred to above to provide ...Structural Design.....
..... services in respect of the requirements of
(Extent of Engagement)

Clause(s) .....B1,B2 .....of the Building Code for
All ☐ or Part only ☑ (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☐ Compliance Documents issued by the Ministry of Business, Innovation & Employment...B1, B2,/VM's.....or
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule...Refer attached Calculations.....

The proposed building work covered by this producer statement is described on the drawings titled Millennium Architecture Ltd .

Proposed Additions.....and numbered ...Sheets RM1/15 W1 – W6.....;
together with the specification, and other documents set out in the schedule attached to this statement.
On behalf of the Design Firm, and subject to:
(i) Site verification of the following design assumptions ...240kPa Ultimate Bearing Capacity .....
(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:
☐CM1 ☐CM2 ☐CM3 ☐CM4 ☐CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, ...Brett Christopher Walshe..... am: ☑CPEng ...130859.....#
(Name of Design Professional)

☐Reg Arch ..... .#

I am a Member of : ☑IPENZ ☐NZIA and hold the following qualifications:...B.E.Civil(Hons) CPEng IntPE...
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ: ☑

SIGNED BY ...Brett Christopher Walshe..... ON BEHALF OF ...BSK Consulting Engineers Ltd.....
(Design Firm)

Date...25/02/2015..... (signature).....BC Walsh.....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

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20149 Design Schedule for 43A Robertson Street

1. 2/300x45 HySpan Carport Beams
2. 89x89x6 SHS Carport posts & foundations
3. 2/300x45 Garage Lintel & supports
4. 250UB31 Garage Portal Frame & foundations
5. Toprails & fixings for internal stairs at upper floor level

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Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 43A Robertson Street	
Suburb: Glenholme	
Town/City Rotorua	Postcode:

THE OWNER

Name(s) A & J Skipwith	
Mailing address: 43A Robertson Street	
Suburb: Glenholme	PO Box/Private Bag:
Town/City: Rotorua	Postcode:
Phone number:	Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (√)	
( )	**sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
( )	**lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
( )	**lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
(✓)	**specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I ___Brett Christopher Walshe_____ carried out / ~~supervised~~ the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick(√) if included *Cross (X) if excluded*	*[If appropriate, provide details of the restricted building work]*	*[Specify whether you carried out this design work or supervised someone else carrying*	*[If appropriate, specify references]*

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	out this design work]		

Primary structure

All RBW Design work relating to B1 (X)		( ) Carried out ( ) Supervised	
Foundations and subfloor framing (✓)	*Portal Foundations*	(✓) Carried out ( ) Supervised	Refer Drawings
Walls (X)		( ) Carried out ( ) Supervised	
Roof (X)		( ) Carried out ( ) Supervised	
Columns and beams (✓)	*2/300x45 Garage Door Lintel*	(✓) Carried out ( ) Supervised	Refer Drawings
Bracing (✓)	*250UB31 Garage Portal*	(✓) Carried out ( ) Supervised	Refer Drawings
Other (✓)	*House Stair Toprails for Upper Floor*	(✓) Carried out ( ) Supervised	Refer drawings

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2 (X)		( ) Carried out ( ) Supervised	
Damp proofing (X)		( ) Carried out ( ) Supervised	
Roof cladding or roof cladding system (X)		( ) Carried out ( ) Supervised	
Ventilation system (for example, subfloor or cavity) (X)		( ) Carried out ( ) Supervised	
Wall cladding or wall cladding system (X)		( ) Carried out ( ) Supervised	
Waterproofing (X)		( ) Carried out ( ) Supervised	
Other (X)		( ) Carried out ( ) Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or (X)		( ) Carried out ( ) Supervised	

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other			

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required ( ) Yes (✓) No

If Yes, provide details of the waivers or modifications below:

Clause	**Waiver/modification required**
[List relevant clause numbers of building code]	*[Specify nature of waiver or modification of building code]*

Note: continue on another page if necessary.

ISSUED BY

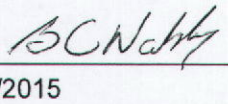
Name: Brett Christopher Walshe	LBP or Registration number: 130859
The practitioner is a: ( ) Design LBP ( ) Registered architect (✓) Chartered professional engineer	
Design Entity or Company (optional): BSK Consulting Engineers Ltd	
Mailing address (if different from below):	
Street address / Registered office: 1364 Hinemoa Street	
Suburb:	Town/City: Rotorua
PO Box/Private Bag: 23	Postcode: 3040
Phone number: 07 3485394	Mobile: 021 2137567
After Hours:	Fax: 07 3482311
Email address: brett@bsk.co.nz	Website:

DECLARATION

I Brett Christopher Walshe [*name of practitioner*] , LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: 

Date:25/02/2015

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Carport

Dead load: 0.05 kPa × 2m (roofing) + 8.6 kg/m × 2 × 9.81 / 1000 + 8.6 kg/m² × 9.81 × 2m (let pan) + 4.4 kg/m × 9.81 × 2m / 1.14 (rafters)

= 0.41 kN/m

Live load: 0.25 kPa × 2m

= 0.5 kN/m

Wind load:

Site wind speed: $V_{site,\beta} = V_R M_d (M_{zcat}, M_s, M_t)$

$V_R = V_{500} = 45$ m/s (importance level 2)

$M_d = 1.0$ (No direction)

$M_{zcat} = 0.83$ (TC3)

$M_s = 1.0$

$M_t = 1.0$

$M_h = 1.0$

$V_{site,\beta} = 45 \times 0.83$

= 37.35 m/s

Design wind pressure: $P = (0.5 \rho_{air}) [V_{des,\theta}]^2 C_{fig} C_{dyn}$ ($\rho_{air} = 1.2$ kg/m³, $C_{dyn} = 1$)

$P = 0.837 C_{fig}$ kPa

Monoslope free roof $0.25 \leq h/l \leq 1$ $\alpha = 0°$

$C_{pw} = -1.0$, $C_{pl} = -0.8$

$P_{windward} = 0.837 \times -1.0$

= −0.837 kPa

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$-0.837\,kPa \times 2m = 1.67\,kN/m$

$P_{leeward} = 0.837 \times -0.8$

$= 0.67\,kPa$

$0.67\,kPa \times 2m = 1.34\,kN/m$

Earthquake

$C(T) = C_h(T) Z R N(T,D)$

$C_h(T) = 3.0$ (soil class D, $T = 0.4s$)

$Z = 0.24$

$R_u = 1.0$

$R_s = 0.25$

$N(T,D) = 1.0$

$C(T) = 3.0 \times 0.24 \times 1.0 \times 1.0$

$= 0.72$ (ULS)

$C_d(T_1) = \frac{C(T_1) S_p}{k_\mu}$

$\mu = 1.25 \Rightarrow S_p = 0.925$

$k_\mu = \frac{(\mu - 1)T_1}{0.7} + 1 \Rightarrow \frac{(1.25 - 1)0.4}{0.7} + 1 = 1.14$

$C_d(T_1) = \frac{0.72 \times 0.925}{1.14}$

$= 0.58$ (ULS)

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$C(T) = 3.0 \times 0.24 \times 0.25 \times 1.0$

$= 0.18 \quad (SLS)$

$C_d(T_1) = \frac{C(T_1) S_p}{\mu}$

$S_p = 0.7$

$\mu = 1.14$

$C_d(T_1) = \frac{0.18 \times 0.7}{1.0}$

$= 0.126 \quad (SLS)$

Roof weight $= 0.41\ kN/m \times 5.8m$

$= 2.38\ kN$

$N = 0.58 \times 2.38\ kN = 1.38\ kN \quad (ULS)$

$N = 0.126 \times 2.38\ kN = 0.3\ kN \quad (SLS)$

$\delta = \frac{PL^3}{3EI}$

Try $89 \times 89 \times 6$ SHS

$E = 200 \times 10^6 \qquad I = 2.06 \times 10^{-6}\ m^4$

$\delta = \frac{0.15\ kN (3m)^3}{3(200 \times 10^6) 2.06 \times 10^{-6}}$

$= 3.3\ mm$

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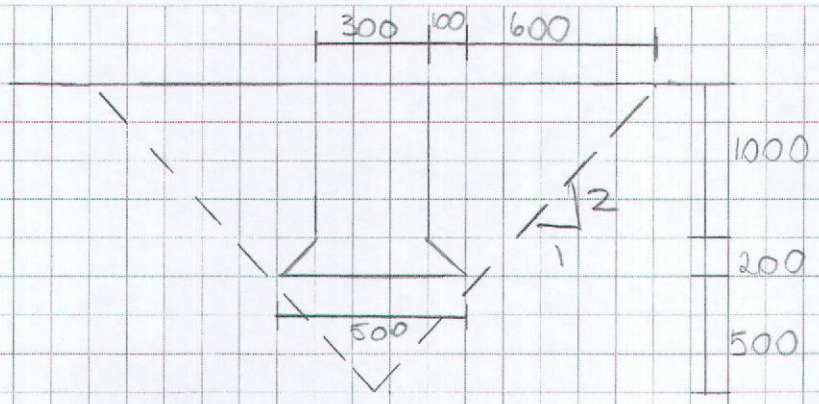
Consulting Engineers



Pool = 1/3 area base x height

$0.9G_{concrete} = 0.9 \times 24\,kN/m^3 \times \frac{\pi}{4}(0.3^2 \times 1 + 0.4^2 \times 0.2) = 2.07\,kN$

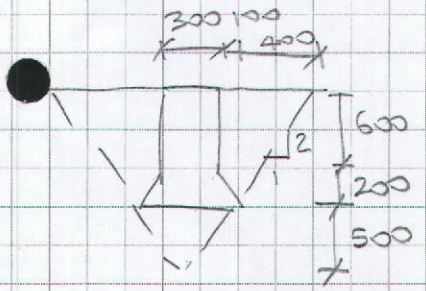
Diameter of base = 300 + 2(100 + 600) = 1700

$0.9G_{soil} = 0.9 \times 18\,kN/m^3 \times \frac{\pi}{4}\left(\frac{1.7^3}{3} - \frac{0.5^3}{3} - 0.3^2 \times 1 - 0.4^2 \times 0.2\right) = 18.8\,kN$

$\Sigma 20.8\,kN$

$> 3.05\,kN$ uplift

Try 300 Ø x 800



$0.9G_{concrete} = 0.9 \times 24 \times \frac{\pi}{4}(0.3^2 \times 0.6 + 0.4^2 \times 0.2) = 1.46\,kN$

$0.9G_{soil} = 0.9 \times 18 \times \frac{\pi}{4}\left(\frac{1.3^3}{3} - \frac{0.5^3}{3} - 0.3^2 \times 0.6 - 0.4^2 \times 0.2\right) = 7.7\,kN$

$\Sigma 9.2\,kN$

O.K.

Check gravity $\frac{4.4}{0.5^2 \times \frac{\pi}{4}} = 22.4\,kPa$ ULS O.K.

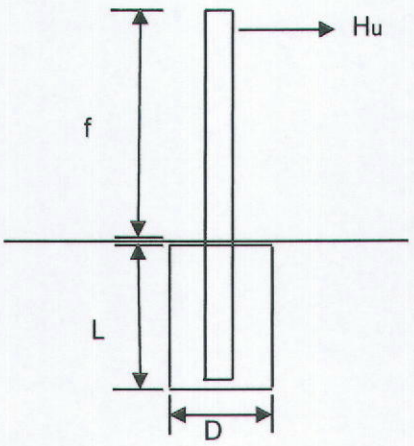
Need to make 1m deep to ~~satisfy~~ satisfy bearing, ~~see~~ see sheet 5.

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

BSK CONSULTING ENGINEERS LIMITED

JOB TITLE	Carport Posts		JOB NO.	20149
ADDRESS	43A Robertson Street	*DATE*	11-Feb-15	1

POLE EMBEDMENT CALCULATIONS



L-A METHOD

INPUTS

Hu =	0.69	kN
Distance from ground to Hu =	3	m
Moment M =	2.07	(kNm)
Passive earth pressure Kp =	3	Kpa
Density γ =	18	(kN/m³)
Diameter of pile D =	0.3	(m)
Restrain at ground =	n	Y=yes/N=no
k =	0.68	(Dimensionless)

$$L = 0.2 + {}_3\sqrt{\frac{14.52 * M \times k}{Kp * \gamma * D}}$$

WITH GROUND LEVEL RESTRAINT

$$L = 0.2 + {}_3\sqrt{\frac{4.68 * M \times k}{Kp * \gamma * D}}$$

EMBEDMENT (L) = 1.2805

BROMS

EMBEDMENT (L) = 1 (m)

Coefficient of passive earth pressure K_p=	3	
Diameter of embedded pile shaft Ds =	0.3	(m)
Unit weight of soil γ =	18	(kN/m^3)
Distance from ground - to force H_u f =	3	(m)
Pole spacing s =	4.0	(m)
Strength reduction ϕpp =	0.5	

Depth to maximum moment	g_s=	0.289	(m)
Maximum pile shaft moment	M_{max}=	3.2	(kNm)

Reduction factor for closely spaced piles ϕ =	1.00	
Ultimate lateral resistance of pile Hu=	2.0	(kN)
Adjusted ultimate lateral resistance ϕH_u=	1.0	(kN)

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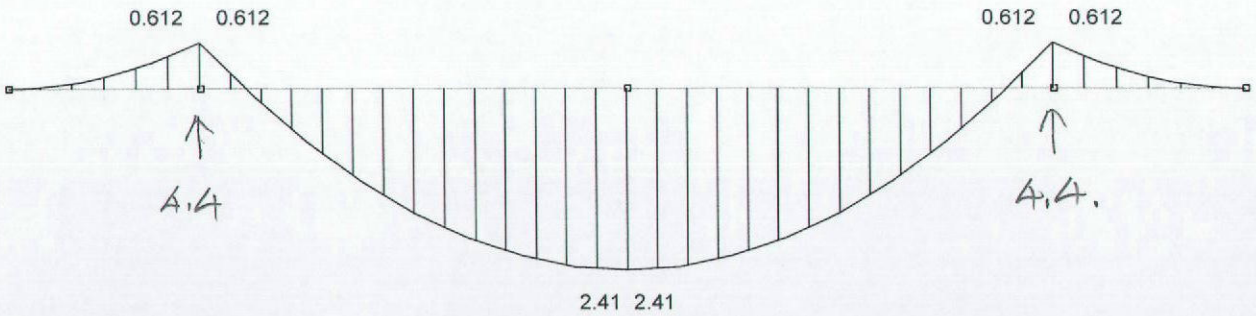
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Carport Beam
20149 Carport Beam

11/02/2015
11:22:17 a.

Load Cases:
— 3 C 1.2G + 1.5Q



Y
Z X
theta: 270 phi: 0

Bending Moment, Mz

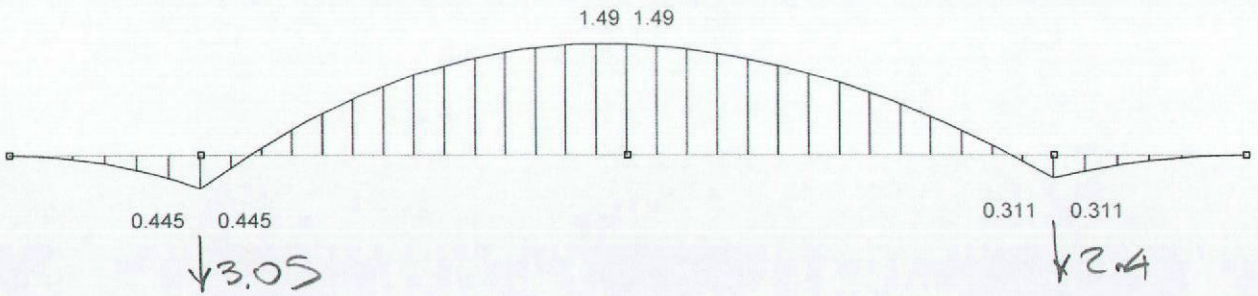
Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Carport Beam
20149 Carport Beam

11/02/2015
11:22:35 a.

Load Cases:
5 C 0.9G + Wu



Y
Z X
theta: 270 phi: 0

Bending Moment, Mz

Microstran V9.20.1.24

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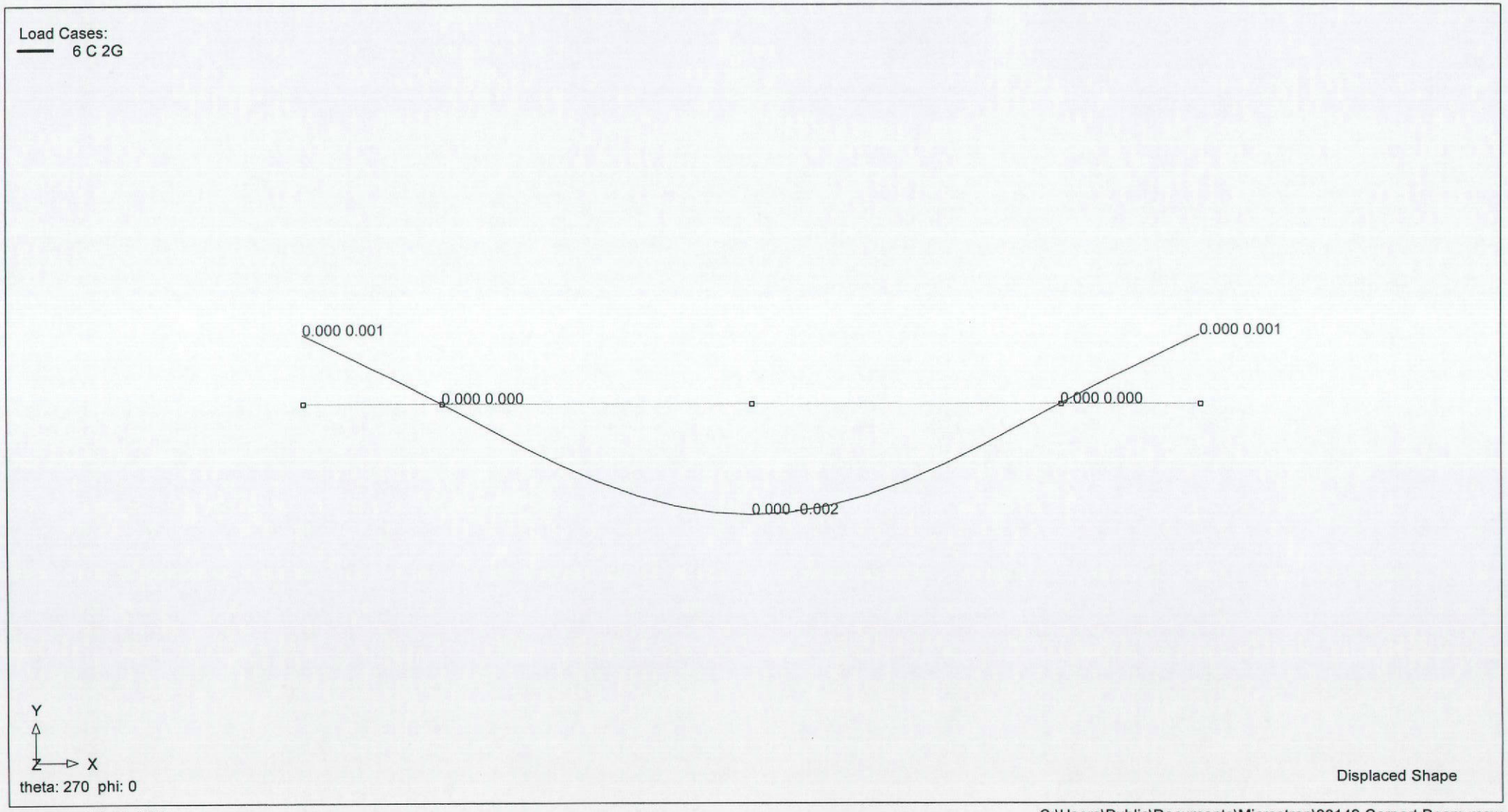
Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Carport Beam
20149 Carport Beam

11/02/2015
11:21:25 a.



Microstran V9.20.1.24

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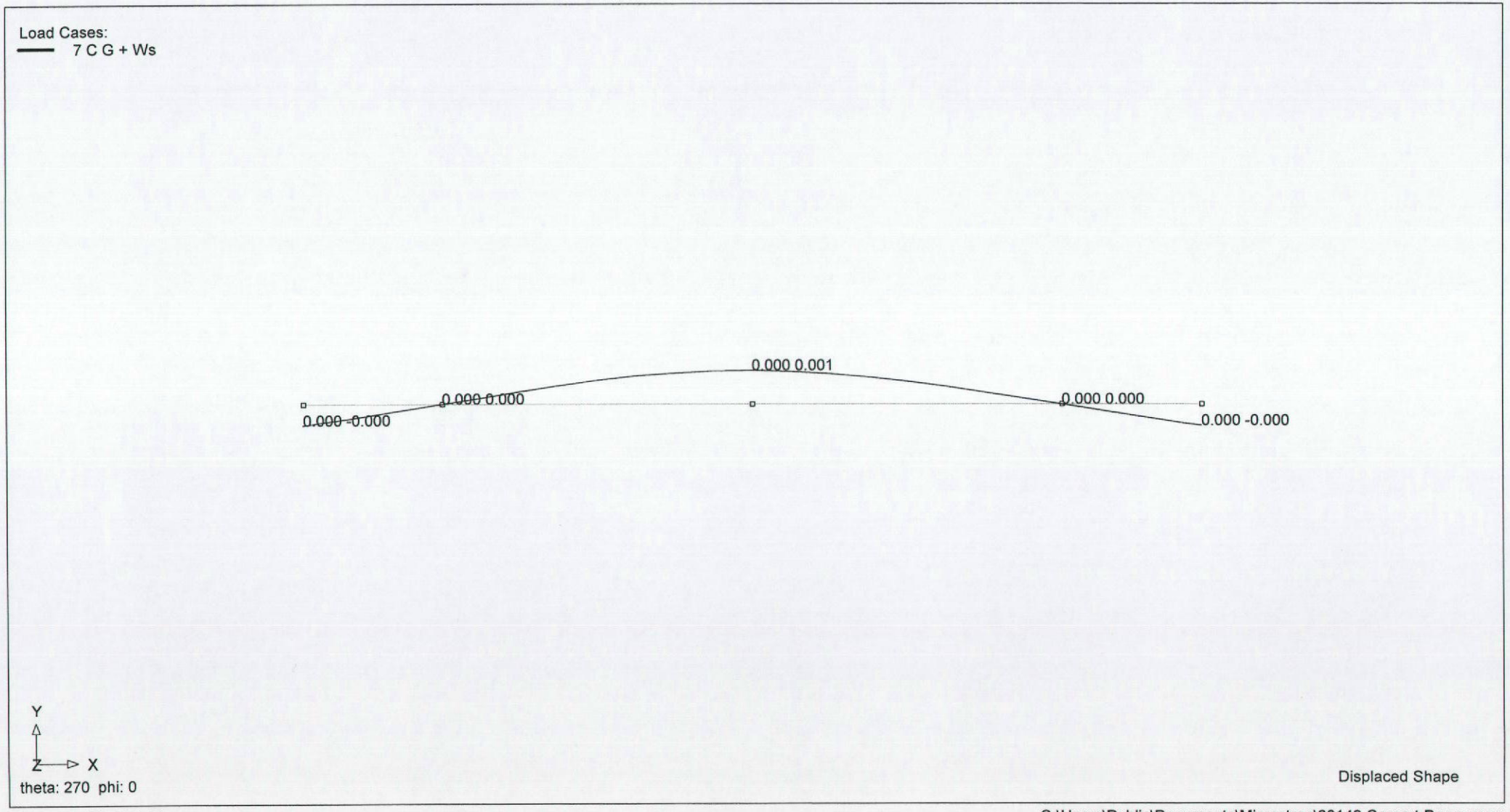
Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Carport Beam
20149 Carport Beam

11/02/2015
11:21:51 a.



Microstran V9.20.1.24

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	JOB REF: 20149
	DATE 12/2/15
	SHEET 10 OF

GARAGE FRAME 40° roof ⇒ cos(40) = 0.766

$G_{concrete} = 47 \times 9.81 \times 4.2m / 0.766 = 2.53 kN/m$

$G_{truss} = 0.3 kPa \times 4.2 / 0.766 = 1.65 kN/m$

4.18 kN/m

$Q = 0.25 \times 4.2 = 1.05 kN/m$

L = 6m

Very little bracing provided by original wall in centre of opening
∴ design for EQ load only due to mass on frame.

$\mu = 1.25$ $Z = 0.24$ $T = 0.4s$ Subsoil Class D. $C_h(T) = 3$

$N(T,0) = 1$ $R_U = 1$ $R_S = 0.25$

$C(T)_U = 3 \times 0.24 \times 1 \times 1 = 0.72$ $S_p = 0.925$

$C(T)_S = 3 \times 0.24 \times 0.25 \times 1 = 018$ $K_W = 1.14$

$C_d(T_1)_U = 0.72 \times 0.925 / 1.14 = 0.58$

$C_d(T_1)_S = \frac{0.18 \times 0.7}{1} = 0.126$ $V_S = \frac{0.126}{0.58} V_U = 0.22 V_U$

$\Sigma G = (0.35 + 4.18) \times 6 = 27.18 kN$

$V_U = 0.58 \times 27.18 = 15.8 kN$.

From Microstran P11-15, 250UB31 or 250PFC 0.1K.
Use the former.

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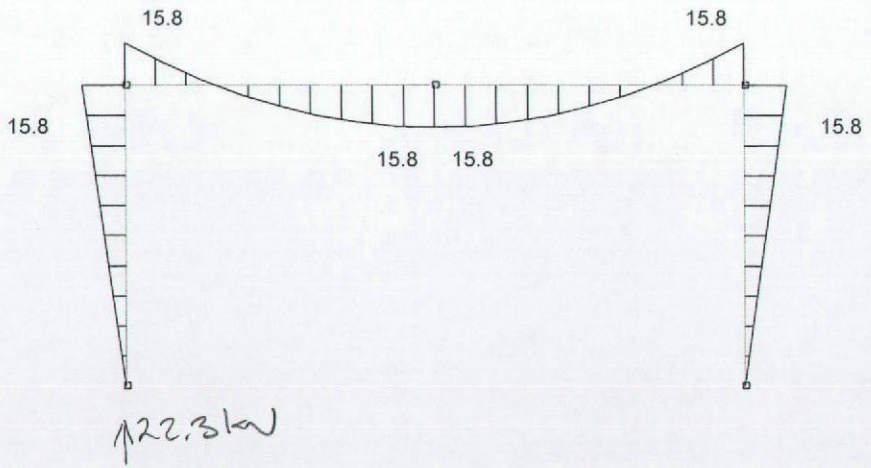
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Garage Portal
20149 Garage Portal

12/02/2015
11:49:49 a.

Load Cases:
4 C 1.2G + 1.5Q



Y
Z X
theta: 270 phi: 0

Bending Moment, Mz

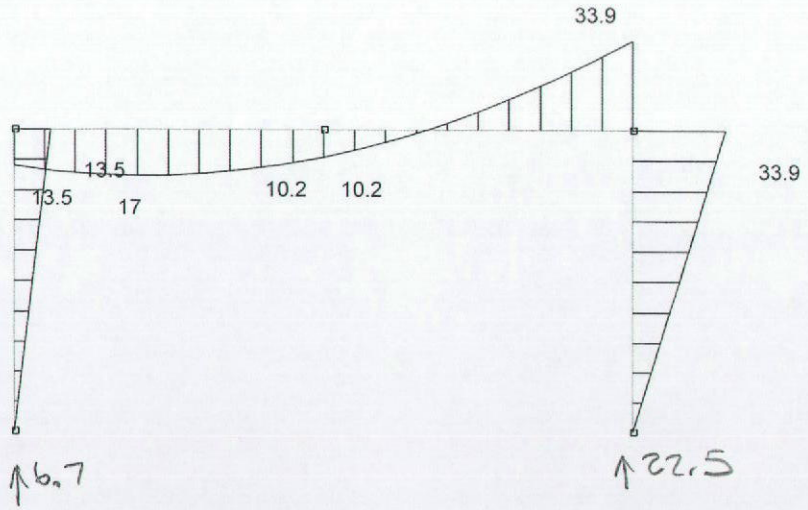
Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Garage Portal
20149 Garage Portal

12/02/2015
11:50:05 a.

Load Cases:
6 C G + Eu



Y
Z X
theta: 270 phi: 0

Bending Moment, Mz

Microstran V9.20.1.24

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12

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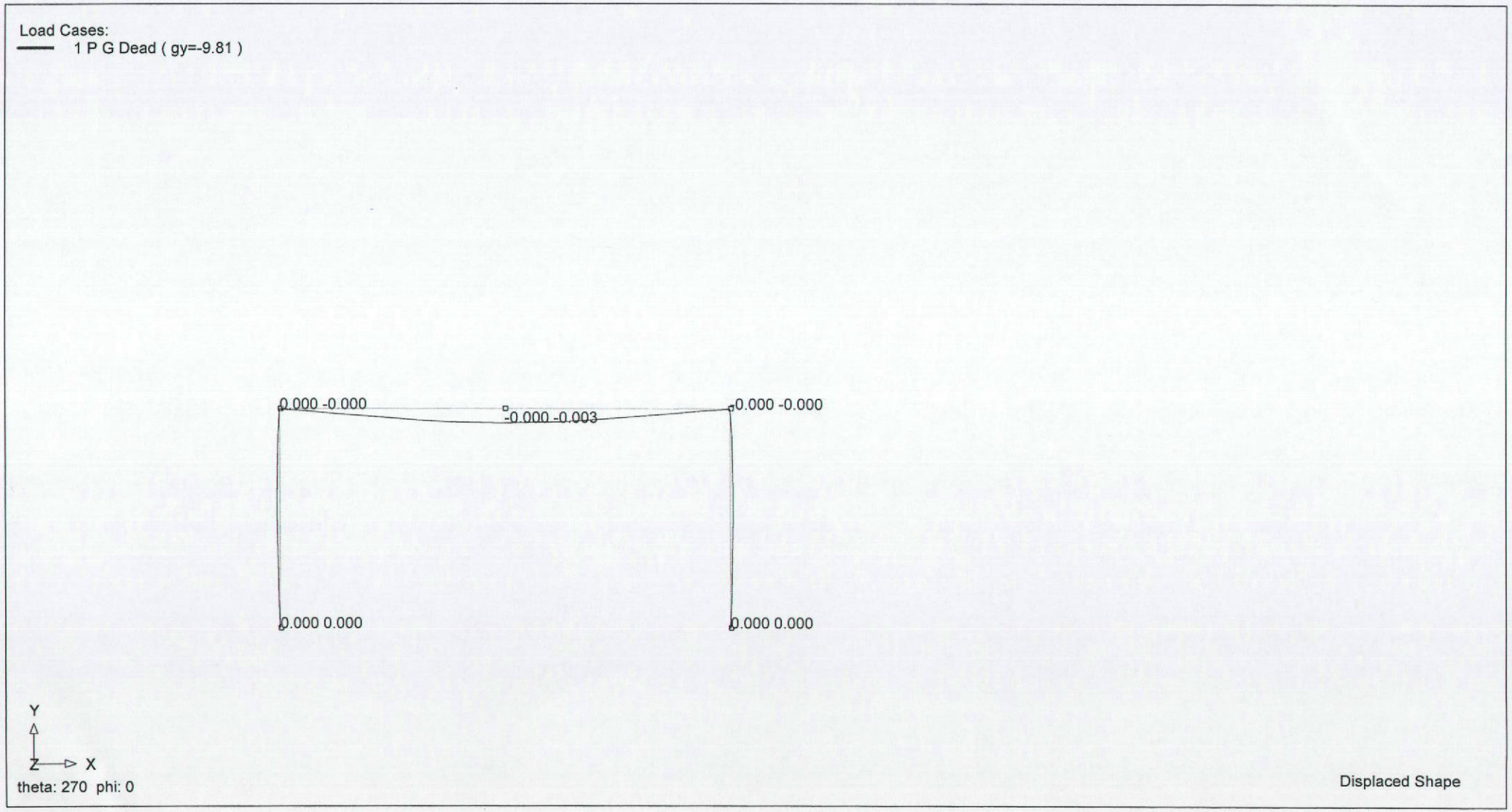
Microstran V9

Bsk
Job: 20149 Garage Portal
20149 Garage Portal

12/02/2015
11:50:29 a.



Microstran V9.20.1.24

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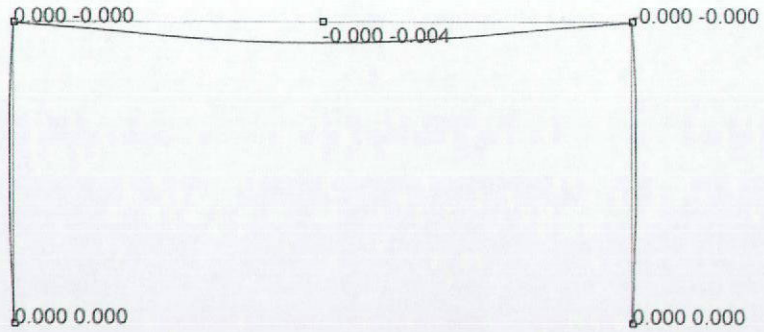
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Garage Portal
20149 Garage Portal

12/02/2015
11:50:40 a.

Load Cases:
5 C G + 0.4Q



Y
Z X
theta: 270 phi: 0

Displaced Shape

Microstran V9.20.1.24

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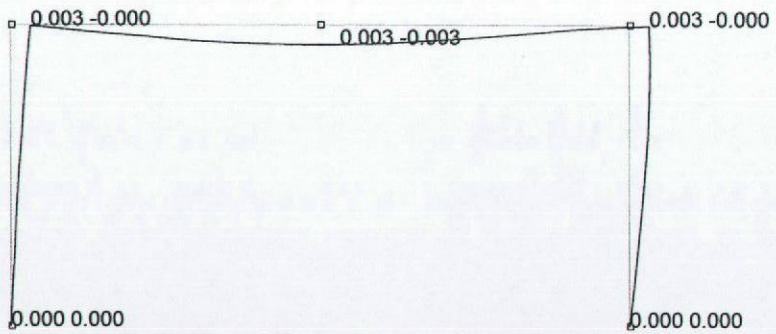
Version: 1, Version Date: 30/03/2015

Microstran V9

Bsk
Job: 20149 Garage Portal
20149 Garage Portal

12/02/2015
11:50:18 a.

Load Cases:
7 C G + Es



Y
Z X
theta: 270 phi: 0

Displaced Shape

Microstran V9.20.1.24

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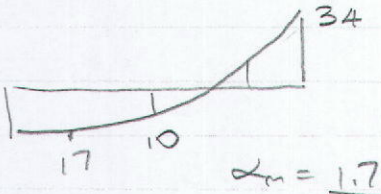
	JOB REF: 20147
	DATE 12/2/15
	SHEET 16 OF

PAD ? $22.5/0.6^2 = 62.5$ kPa ULS

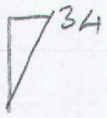
$\Rightarrow 62.5/1.35 = 46$kPa Ultimate.

Rafter



$\alpha_m = \frac{1.7 \times 34}{(17^2+10^2+12^2)^{\frac{1}{2}}} = \frac{57.8}{23.09} = 2.5$ Use 2.4

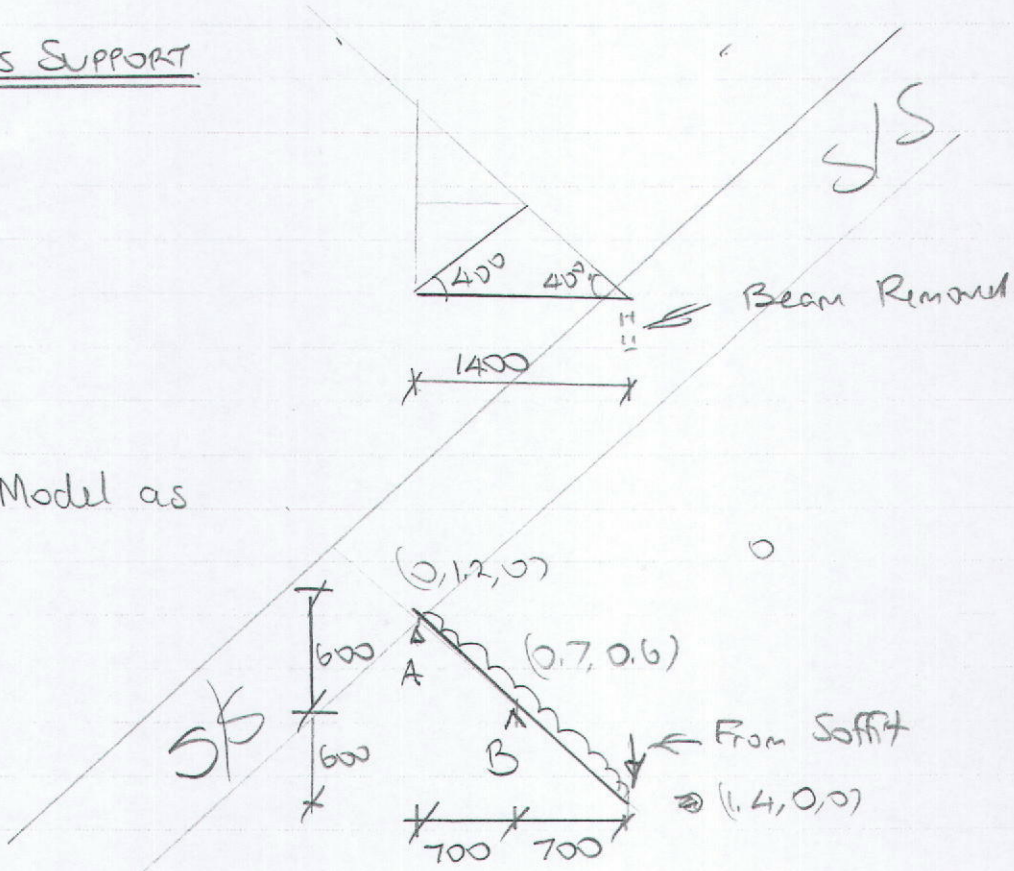
Column



$\alpha_m = 1.82$

From Mendes P17 & 18 O.K.

ENDS SUPPORT



Guess truss @ 900 crs. but design for 1m loads

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

MemDes Calculations @ 12:04:35 12-02-2015 by B Walshe

Project : 20149
Description : 250UB31 Portal Rafter

Section : 250UB31 Grade 300+

Major Axis Bending

Design Action M^*_x = 34.0 kNm

User provided value for a_m = 2.40

a_s = 0.32

a_m a_s < 1.0, => Segment NOT Fully Restrained

M_{bx} = 2.40 * 0.32 * 126.4 = 98.0

Major axis capacity Ratio = M^*_x / f M_{bx}

= 0.39, ---- OK ----

Shear Calculations (Unstiffened Web)

Design Action V^*_x = 0.0 kN

Nominal Shear Yield capacity V_w = 295.1 kN

a_v = 3.55 >= 1.0 => full web shear capacity

V_u = V_w = 295.1 kN

Shear capacity ratio = V^*_x / f V_u

= 0.00, ---- OK ----

========== SUMMARY ==========

**** U.L.S. Capacity Check Passed, Load Cap. Ratio = 0.39 ---- OK ----

MemDes v 3.3 : Calculations for New Zealand Steel
Project : 20149 at 12:04:35 p.m. on 12/02/2015
Description : 250UB31 Portal Rafter by B Walshe **Powered By Steltech (** http://www.steltech.co.nz **)**

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

MemDes Calculations @ 12:05:58 12-02-2015 by B Walshe

Project : 20149
Description : 250UB31 Portal Column

Section : 250UB31 Grade 300+

Major Axis Bending
Design Action M^*_x = 34.0 kNm
User provided value for a_m = 1.82
a_s = 0.63
a_m a_s >= 1.0, => Segment Fully Restrained
$M_{bx} = M_{sx}$ = 126.40 kNm
Major axis capacity Ratio = M^*_x / f M_{bx}
= 0.30, ---- OK ----

Shear Calculations (Unstiffened Web)
Design Action V^*_x = 0.0 kN
Nominal Shear Yield capacity V_w = 295.1 kN
a_v = 3.55 >= 1.0 => full web shear capacity
$V_u = V_w$ = 295.1 kN
Shear capacity ratio = V^*_x / f V_u
= 0.00, ---- OK ----

Axial Calculations
Design Action N_d = 23.0 kN [Comp], LeAxx = 3.00 m, LeAxy = 3.00 m
= 1283.2 kN
Major axis buckling : Minor axis buckling : Minimum Capac. $N_c$min = 680.3
Axial buckling capac. Ratio = N_d / f $N_c$min
= 0.038, ---- OK ----

Combined Actions Checks
Loading PASSES Cl 8.1.4, => Combined Actions Checks are not required
========== SUMMARY ==========
**** U.L.S. Capacity Check Passed, Load Cap. Ratio = 0.30 ---- OK ----

MemDes v 3.3 : Calculations for New Zealand Steel
Project : 20149 at 12:05:58 p.m. on 12/02/2015
Description : 250UB31 Portal Column by B Walshe **Powered By Steltech (**
http://www.steltech.co.nz)

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

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	JOB REF: 2049
	DATE 17/2/15
	SHEET 19 OF

NEW BEAM AT OPENING

Supports eaves soffit only. L=6m.

$G = 0.114 \text{Pa} \times 0.7\text{m} = 0.07 \text{kN/m}$

$G_{WALL} = 0.3 \text{kN/m}$

$G_{SW} = 0.13 \text{kN/m}$

$\Sigma G = 0.5 \text{kN/m}$

If 2/300x45 $\delta = \frac{5 \times 2 \times 0.5 \times 6^4}{384 \times 13.2 \times 202.5} = 0.006\text{m}$ L/1000 O.K.

$R_U = 1.2 \times 0.5 \times 6/2 = 1.8 \text{kN}$ Double Stud O.K.

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

bsk Consulting Engineers Limited

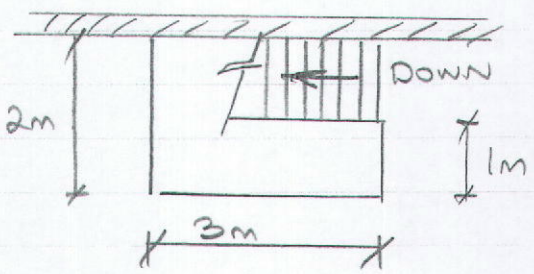
ADDRESS
1364 Hinemoa Street
PO Box 23
Rotorua 3040
New Zealand

TELEPHONE
07 348 5394
FACSIMILE
07 348 2311
EMAIL
admin@bsk.co.nz

	JOB REF: 20149
	DATE 20/2/15
	SHEET 20 OF

HANDRAIL FOR STAIRS.

Q=0.35kN/m
(Top Rail)



For 2m $M^* = 1.5 \times 0.35 \times 2^2/8 = 0.26$ kNm $R_U = 1.5 \times 0.35 \times 2/2 = 0.53$kN

Doxas SG8 $\phi M_{bx} = 0.8 \times 0.8 \times 1.4 \times 60.75 = 0.54$ kNm O.K

For 3m $M^* = 1.5 \times 0.35 \times 3^2/8 = 0.59$ kNm ∴ 2/90x45 O.K.
$R_U = 1.5 \times 0.35 \times 3/2 = 0.79$kN

1m – try a cantilever
$M^* = 1.5 \times 0.35 \times 1^2/2 = 0.26$ kNm

or // At end, $R_U = 1.5 \times 0.35 \times 1/2 = 0.26$kN
∴ $M^* = 0.26 \times 1 = 0.26$ kNm @ base.

IF CPC 80

C=T=0.26/0.04=6.5kN

C↓↑T

14g, 70.5N/mm $6.5 = 0.7 \times 0.8 \times 0.0795 \times L$

L= 146mm Not practical

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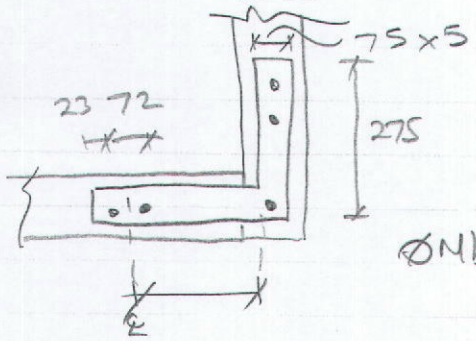
	JOB REF: 20149
	DATE 20/2/15
	SHEET 21 OF

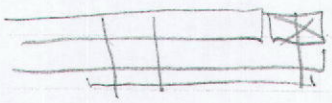
How about a B48 Bracket?



$Z = 0.005 \times 0.075^2 / 6 = 4.6875 \times 10^{-6} m^3$

$\phi M_{bx} = 0.9 \times 300 \times 4.6875 = 1.26 kNm$ O.K.

$275 - 23 - \frac{72}{2} - \frac{75}{2} = 178.5mm$



$C = T = 0.26 / 0.1785 = 1.46 kN$

M12 Bolts/ coachscrews O.K.

Connection @ wall $R_v = 0.53 kN$

3.15ø Nails $\phi Q_n = 0.8 \times 0.8 \times 0.631 = 0.4 kN$ $\Rightarrow$ 2 Nails $= 0.8 kN$

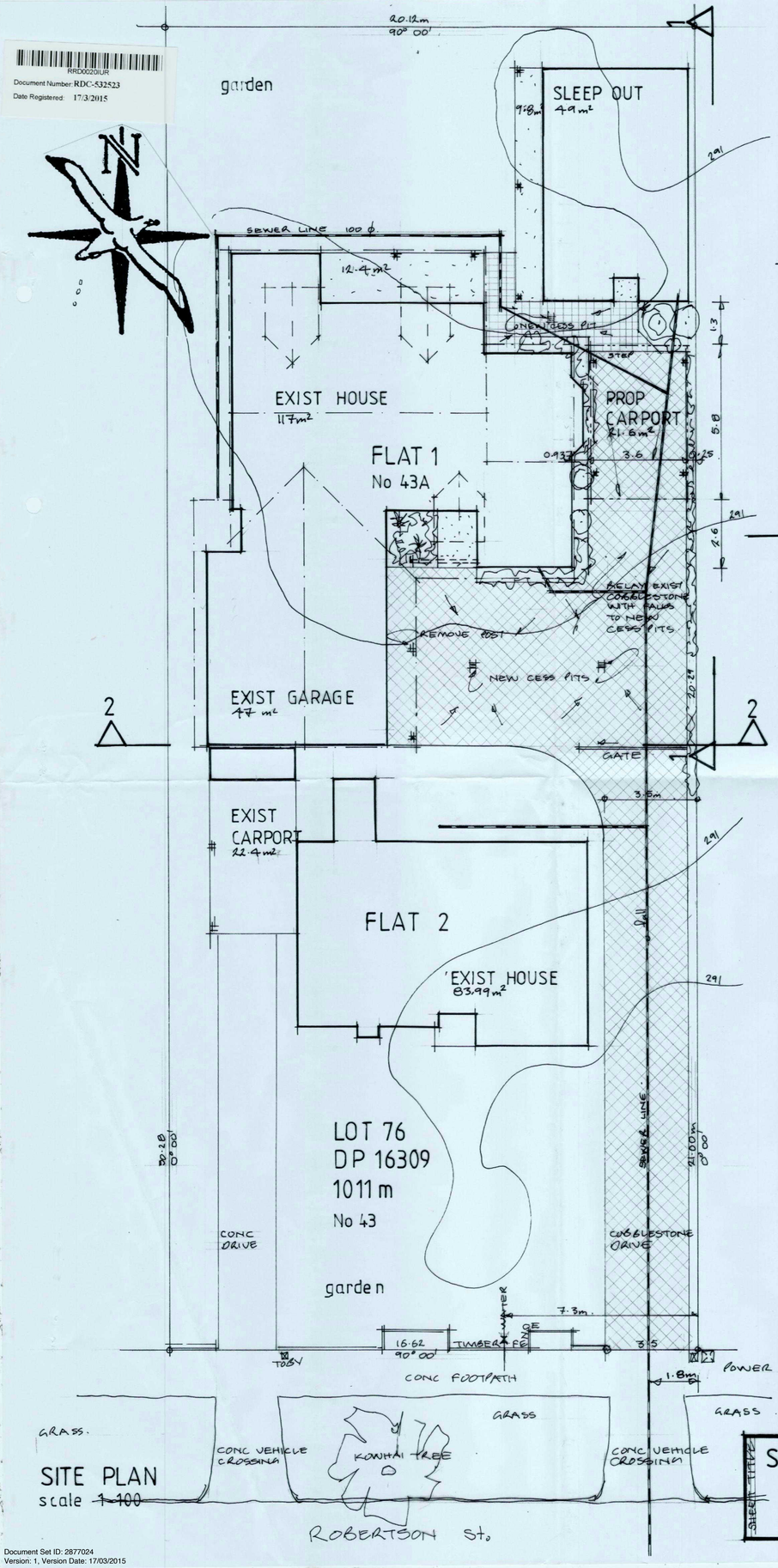
or use 1 Multigrip or 1 CPC80.

Document Set ID: 2883174
Version: 1, Version Date: 30/03/2015

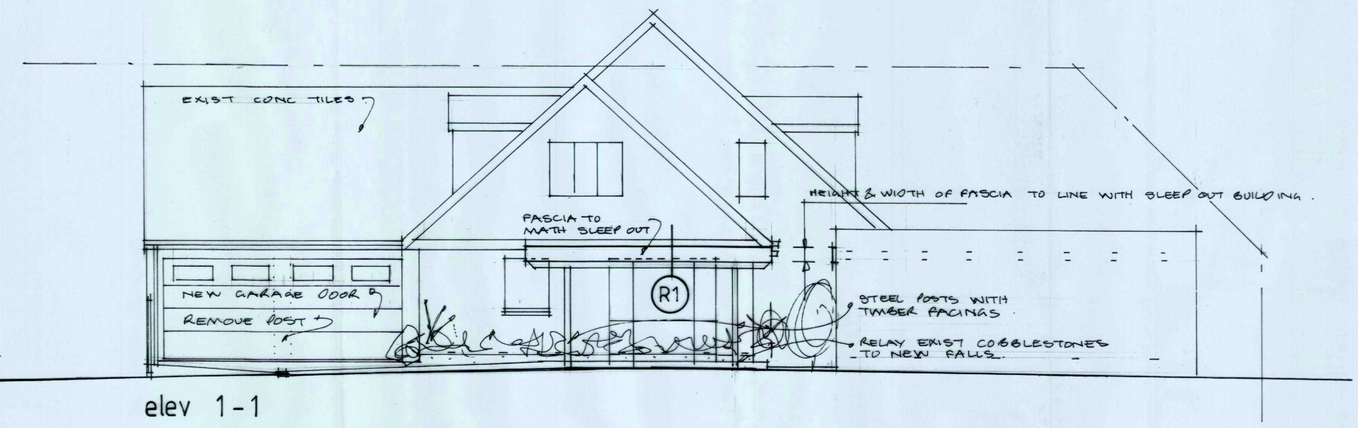
RRD0020IUR
Document Number: RDC-532523
Date Registered: 17/3/2015

COUNCIL COPY

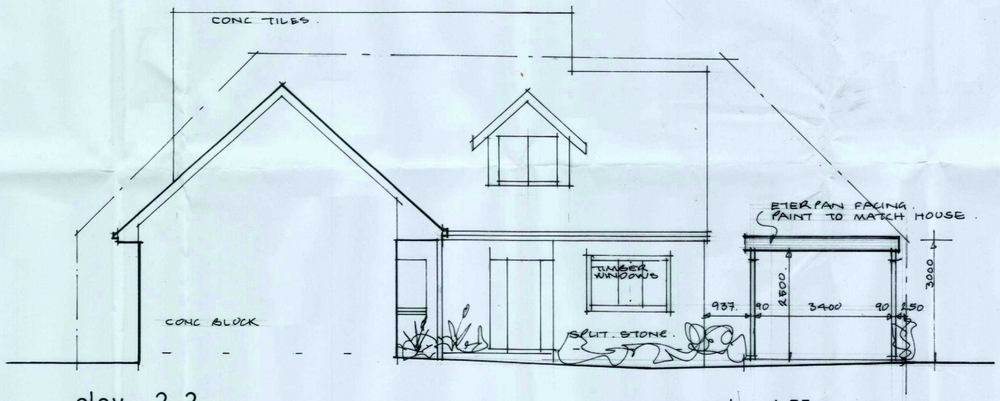
PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE BUILDING ACT 2004
DATE: 18.2.15 P.I.M. No:
OFFICER: A Kelly
PIM ONLY
73387



SITE PLAN
scale ~~1:100~~



elev 1-1



elev 2-2

scale 1-75

SITE COVER.

1. SITE AREA	= 1011 m²
2. SLEEP OUT	= 49m²
3. FLAT 1 HOUSE	= 117 m²
4. GARAGE	= 47 m²
5. VERANDAHS.	= 12.4m²
	= 9.8m²
6. CARPORT	= 22.4m²
7. FLAT 2 HOUSE	= 83.99m²
8. PROP NEW CARPORT	= 21.6 m²
TOTAL	= 358.19m²
∴ 358.19 ÷ 1011 X 100	= 35.43% OK.

SITE PLAN & ELEVATIONS	PROPOSED ALTERATIONS & CARPORT At 43A ROBERTSON St ROTORUA For Mr. & Mrs. A.& J. SKIPWITH	DRAWN ROSS JAN 2015.	DIRECTIONS architectural
SHEET TITLE		RC 1 / SHEET No. 3 / OF RM1/15 / JOB No.	ross malcolm NZCD(arch) 135 old taupo road rotorua p: 07 348 5662 f: 07 348 5691
			a conception to completion design service

Document Set ID: 2877024
Version: 1, Version Date: 17/03/2015

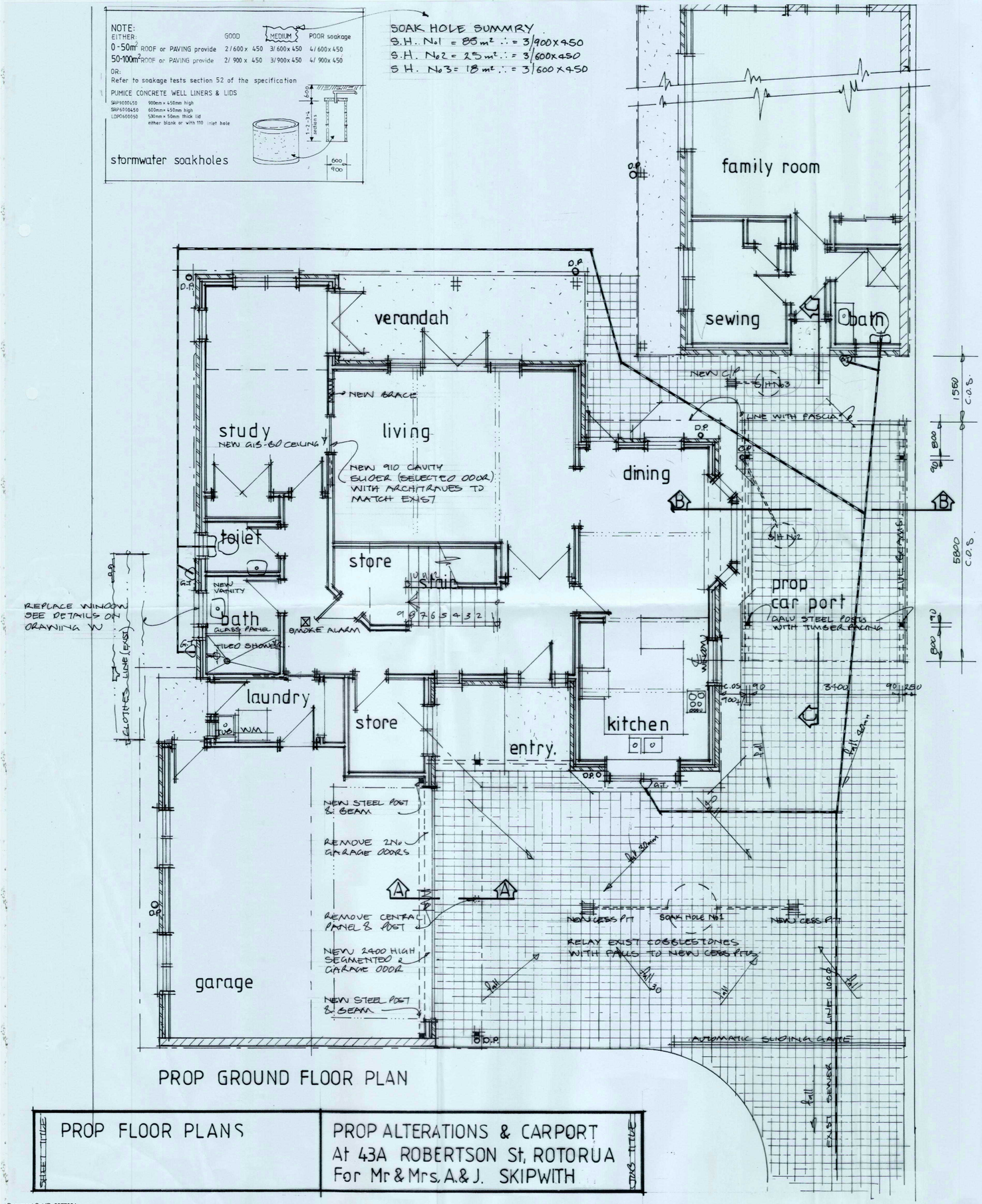
PIM ONLY
No. 73387

NOTE:
EITHER: GOOD MEDIUM POOR soakage
0-50m² ROOF or PAVING provide 2/600 x 450 3/600 x 450 4/600 x 450
50-100m² ROOF or PAVING provide 2/900 x 450 3/900 x 450 4/900 x 450
OR:
Refer to soakage tests section 52 of the specification

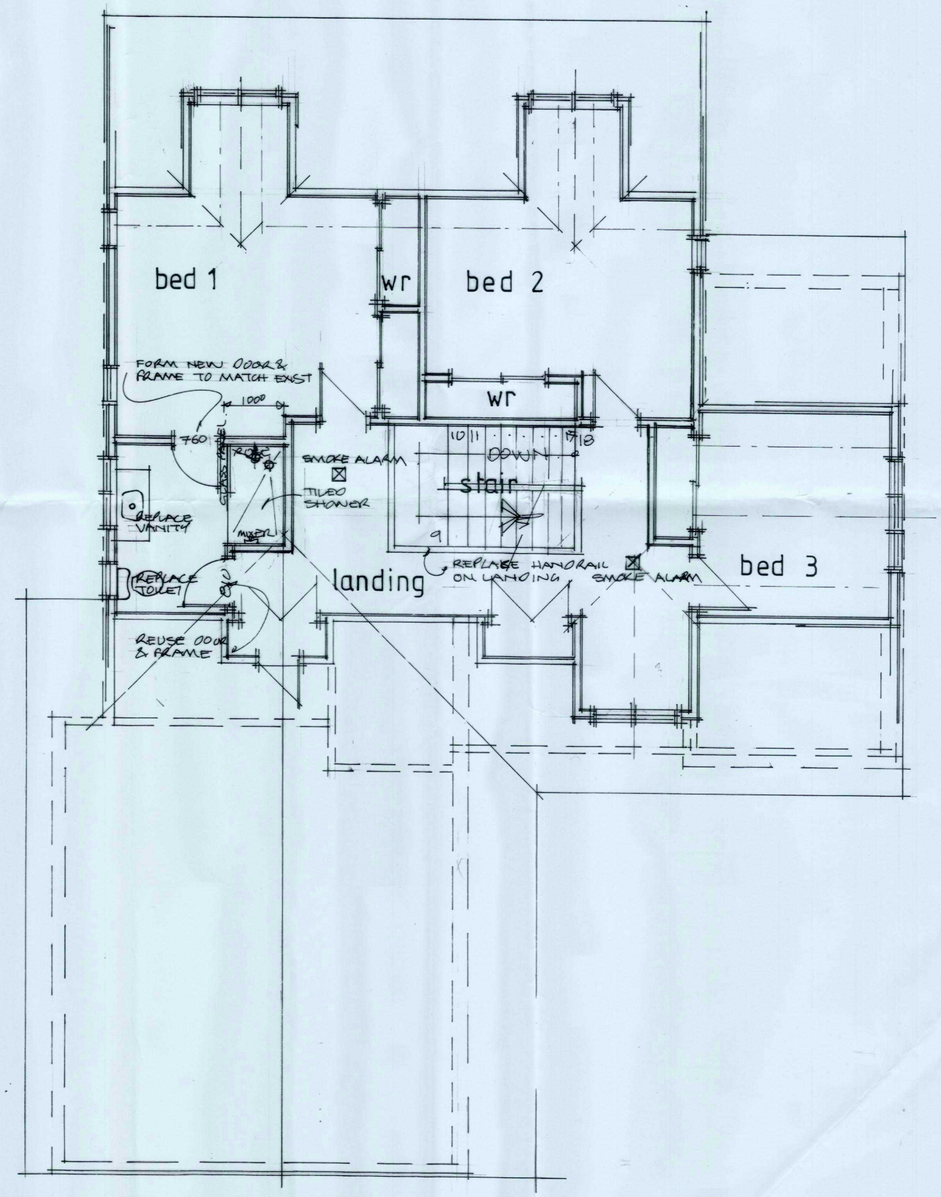
PUMICE CONCRETE WELL LINERS & LIDS
SRPS900450 900mm x 450mm high
SRPS600450 600mm x 450mm high
LDPC600050 530mm x 50mm thick lid
either blank or with 110 inlet hole

stormwater soakholes

SOAK HOLE SUMMRY
S.H. No1 = 85m² ∴ = 3/900x450
S.H. No2 = 25m² ∴ = 3/600x450
S.H. No3 = 18m² ∴ = 3/600x450



PROP GROUND FLOOR PLAN



PROP FIRST FLOOR

scale 1-50

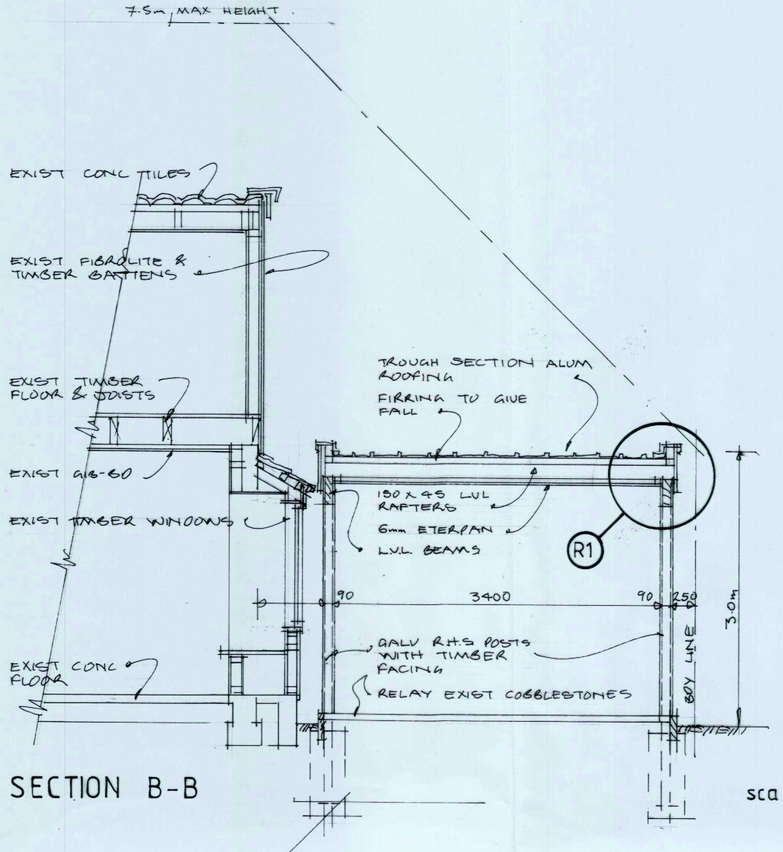
SHEET TITLE	PROP FLOOR PLANS
JOB TITLE	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St, ROTORUA For Mr & Mrs. A.& J. SKIPWITH

DRAWN	ROSS	JAN 2015
RC2	3	RM 1/15
SHEET No	of	JOB No

DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691
a conception to completion design service

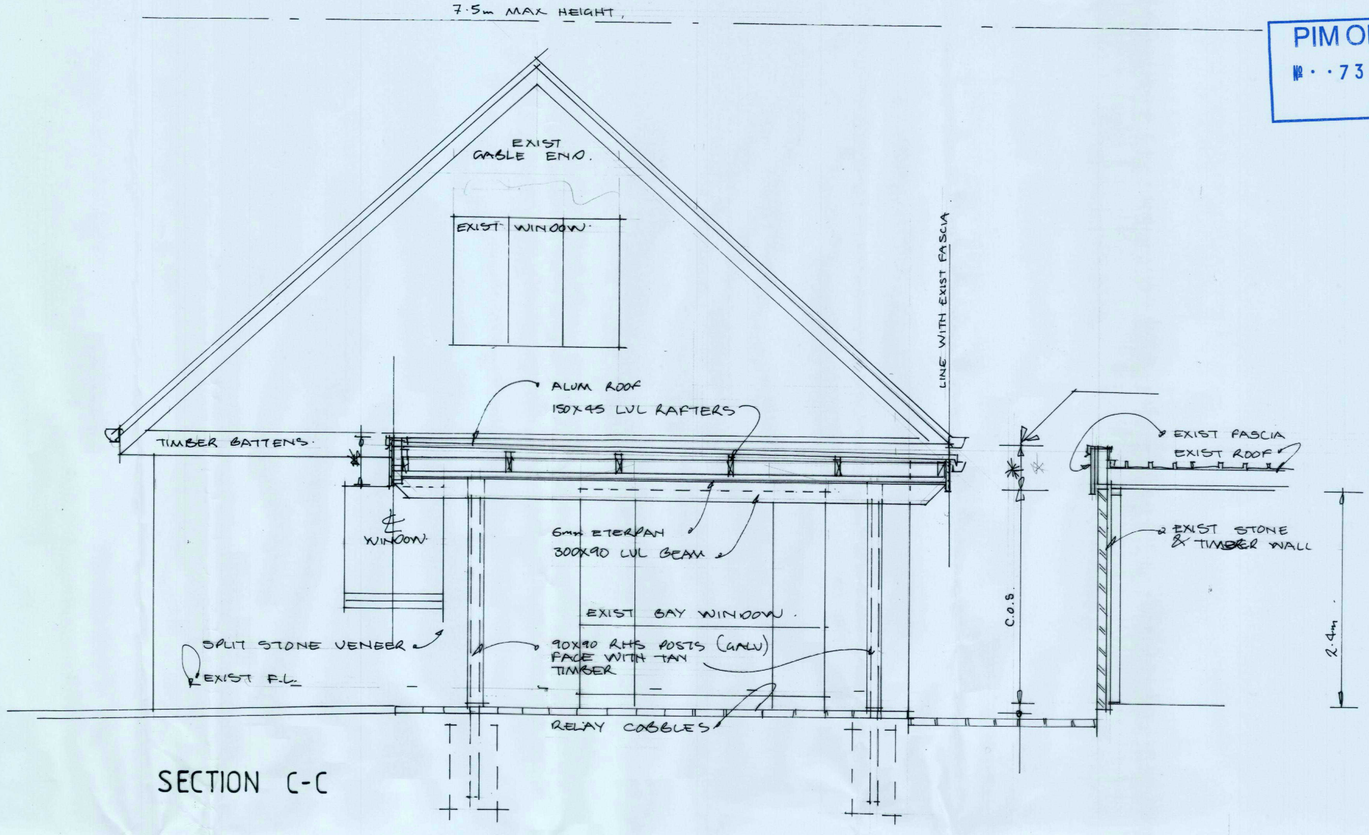
Document Set ID: 2877024
Version: 1, Version Date: 17/03/2015

PIM ONLY
73387

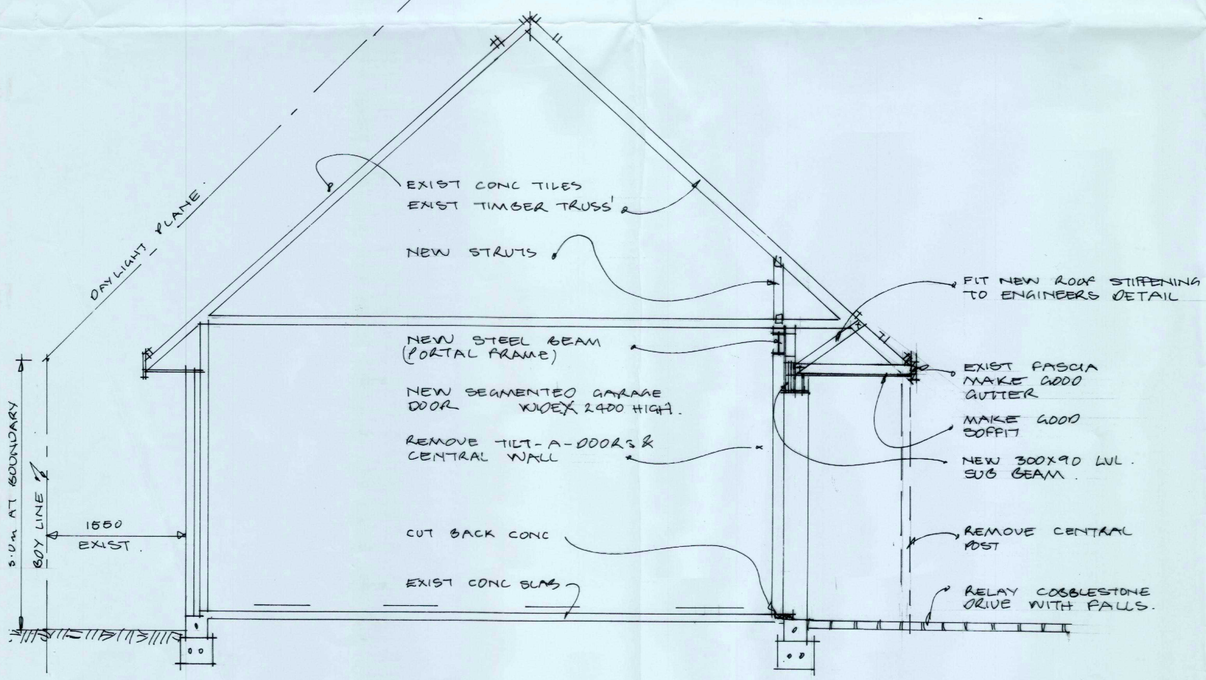


SECTION B-B

scale 1-33·3

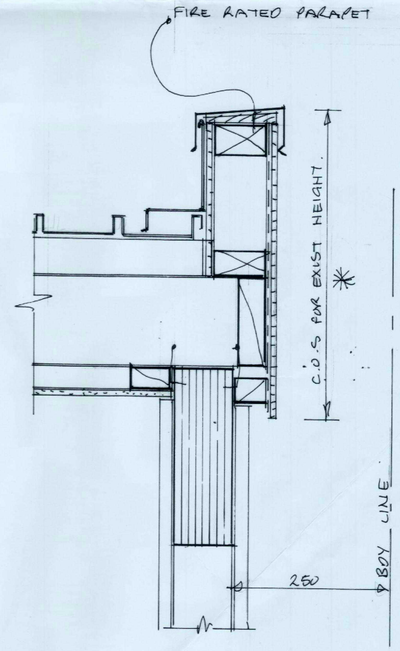


SECTION C-C



SECTION A-A

scale 1-33·3



DETAIL R1

scale 1-5

SHEET TITLE: SECTIONS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St. ROTORUA For Mr & Mrs. A & J. SKIPWITH

DRAWN ROSS FEB 2015.

SHEET No	OF	JOB NO
RC 3	3	RM1/15

DIRECTIONS
architectural
ross malcolm NZCD(arch)
135 old taupo road rotorua
p: 07 348 5662
f: 07 348 5691
a conception to completion design service

Document Set ID: 2877024
Version: 1, Version Date: 17/03/2015

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

Processing PIM / TAR / BC / Amendment Master Checklist

Ref: CP 06
Ver: 21
Issued:17/07/2014
IT-641173
Page 1 of 6

CATEGORY	RBW	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR
1 b i).	Yes			Ian	Barry

PIM ONLY № 73387

PIM/BC Application No. **Property File No.** P02059.

Owner: Skipwith

Project Location: 43A Robertson Street Glenholme

Description of Work: PIM ONLY. - New Garage & Carport

PIM Issued: 24-2-15 + Seat 37 **BC Issued:**

PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)	N/A SOFT GROUND	Hard copy documents *(attached)* ✓	Electronic documents *(in Trim)*

Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension	
Building Services	17-02-15	C Sefuiva		17-02-2015	Y	N
Admin Assistant – Building	17-02-15	K Shand		17.2.15	Y	N
Engineering	17.2.15			19.2.15	Y	(N)
Pollution Control					Y	N
Planning	23.2.15			24/2	(Y)	N
Regulatory/Geothermal	19.2.15	S.NUNN		23/2/15	Y	N
Environmental Health	23/2/15	C DEARLE		23/2/15	Y	N
Recreation & Community					Y	N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent		Approval Signature	Date of Approval
Accessibility Review			Y	N		
Building Consent	17-02-2015	C Sefuiva	Y	(N)		17-02-2015

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	✓	Supporting documentation	✓	Section 37 Notice	✓
	PIM	✓	Building Consent		Section 36 Notice	
Name A Kelly	Signature			Date 24.2.15		

RRD0020IUN
Document Number: RDC-532519
Date Registered: 17/3/2015

RECEIVED
16 FEB 2015

Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

PIM ENDORSEMENTS

300	a	[b]	c	d	(e)	g	h	i	j	k	l	340	a	b	c	d	f										
	f											342	a	b	c	f											
302	a	b	c	d	e	g	h	i	j	k	l	344	[a]	b	c	d	e	g	h	i	j	k	l	m			
	m	n	o	p	q	r	s	t	[u]	v	w1		n	o	p	q	r	s	t	u	v	w		f			
	w2	w3	x	y	[z]	f						346	a	f													
304	a	b	c	f								348	a	b	c	d	e	g	h	i	j	k	l	m			
→ 306	a	b	c	d	(e)	(g)	h	i	j	k	l		n	o	p	q	r	s	t	u	v	w	x	y			
	m	n	o	f									z	f													
308	a	b	c	d	e	f						350	a	b	c	d	e	g	f								
312	a	(b)	c	(d)	e	g	h	i	j	k	l	352	a	b	c	f											
	m	n	o	p	q	r	f					354	a	b	c	f											
314	a	b	c	c1	c2	d	(d1)	e	g	h	i	356	a	b	c	(d)	e	g	h	f							
	j	k	(l)	(m)	f							358	a	b	c	d	f										
316	a	b	(c)	c1	c2	d	e	g	h	i	i1	360	a	b	c	d	f										
	j	k	f									362	a	f													
318	a	b	c	d	d1	e	g	h	i	j	k	364	a	f													
	f																										
320	a	b	(c)	c1	c2	d1	d2	e	g	h	i	366	a	b	c	d	f										
	j	f										368	a	b	f												
322	a	b	f									370	a	b	f												
324	a	b	c	d	e	g	h	i	j	k	f	372	a	b	f												
330	a	b	c	d	f							374	a	b	f												
336	a	b	f									376	f														
338	a	b	c	d	e	g	h	l	j	f																	

PIM ONLY 7387

BUILDING SECTION Please record anything that may be relevant to the processing Building Officer
PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions
Zone Residential 3 / Residential 1
Any notified plan changes / proposed Designations relevant? (*check RDC web site*) Proposed Rotorua District Plan — (Y) / N
Any relevant Planning Land Features that may impact on whether planning consent require. — Y / (N)
Check all Planning PIM standard statements-(Circle any relevant) *special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc*
Proposal may affect Marae (*can be on an adjacent site) (Liaise with Director Kaupapa Maori*) Outcome.....
The proposal requires resource consent or other planning consent **(early notification if yes)** — (Y) / N
No resource consent or other planning consent is required for the proposal • The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc • Existing use rights apply *(why)*..... • Proposal in accordance with designation..... • Other reason.....

Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

356(c)
The proposal requires resource consent under Rule/(s)..... of the Operative District Plan (*note the rules and reasons why consent required)*

356(d)
Resource consent has been applied for on 30/11/15 The consent number is 15188

The planner processing the application is Simon T

356(a)
The proposal is in accordance with Resource Consent numbered RC..... Which was granted on .....

Please ensure you are familiar with any consent conditions and ensure all are complied with.

356(f) The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. **(early notification)**	Y	N

354(c)
The proposal requires outline plan approval as the site is designated for the purpose of .....

370(a)
There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. **(early notification)**

370(f).....
.....

.....

.....

.....

The proposal may affect an historic place *(let Building know ASAP for section 39 notification)* The site is listed in Appendix A of the District Plan. Number..... The site is registered NZHPT, Site.....	Y	N

Free Text

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name SJ	Signature SJ	Date 24/2

RESOURCE ENGINEER Please record considerations and reasons for decisions

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions

	Circle	
Grease trap required	Y	N

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions

	Circle	
Development contribution applies **(early notification)**	Y	N
Copy of Development contribution notice attached **(early notification)**	Y	N

GEOTHERMAL Please record considerations and reasons for decisions

ENVIRONMENTAL HEALTH Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet	Y	N

Document Set ID: 287019
Version: 1, Version Date: 17/03/2015

RECREATION AND COMMUNITY Please record considerations and reasons for decisions		
The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.	Y	N
The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed	Y	N

Building Consent Processing Section:

Building Consent Endorsements / Conditions:

Conditions:

Inspections:

400 see over page

Additional BA Conditions

401 a b **402**

C d f

Important Endorsements

[a] b c d e g h i j k l

m n o1 o2 oa ob p q r s t

u v w x [y] f

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw car bri roo ext fou f

FREE TEXT:

Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours INSPECTOR			$
Processing Fees Paid			$
SUB TOTAL			$
Further information			$
		TOTAL PROCESSING CHARGE	$

400 INSPECTIONS (Circle correct letter)	Guide Only– (minimum ¼ hour increments)	# of Inspections	# of ¼ hour Increments
a. Siting, Footings, Foundations	3		
a Retaining Walls	2-3		
b. Subfloor Bracing &Fixing	2		
c. Pre-floor P&D	2		
d. Concrete Floor Building	2		
e. Pre-Wrap <200-<300->	3-4-5		
g. Wrap Only	2		
g. Wrap/Cavity Battens	3		
h. ½ High Brick	2		
i. Bond Beams (One Block- full basement)	2-3		
j. Precast Concrete Work	2		
k. Pre Plaster	3		
l. Solar water heater	2		
m. Preline Building	3		
n. Preline P&D	2		
o. Wet Areas/Tanking/Basements	2		
p. Postline (Addition – New Dwelling)	0.5 – 0.75		
q. Sanitary & Stormwater Drainage)	0.5 – 0.75		
r. Enclosed Decks – membrane roofs/gutters	2		
s. Disconnection drainage	2		
t. Swimming Pools (Pool fencing)	2		
u.a. Solid Fuel Heater	2		
u.b In Built Solid Fuel Heater	2		
v. Final Inspection (Dwellings ≤ 200m² = 1 hr min) (Com/Ind = 1½ hrs min)	4-5 (6)		
w Combined inspections	Complete free text on sheet 5		0
x Trade waste	No charge		0
f Free text	Complete free text on sheet 5		0
Total number of ¼ hour increments			#

1	**Total number of ¼ hour increments** x $44.00 = (Inspection cost)					$
2	**Building officer desk top review** (allow 5 min each inspection dwellings/commercial)	# of inspections	$/5 minutes	x $14.66	=	$
3	**LBP Process** (allow 15 min / LBP Category)	# of LBP Cat.	$/15 minutes	x $44.00	=	$
4	**Travel** (total travel time one way only, calculate by using Google maps from Rotorua Museum)	# of inspections	$/minute	Time/ trip x $2.93 x	=	$
5	**CCC Assessment** (not required for Garages, carports and minor works)					$
6	Other					$
	TOTAL INSPECTION CHARGE (Talley sub totals for boxes 1 to 6)					$

Total number of inspections		Total inspection time on site		Travel time per inspection (*min*)	
Record three figures above on summary sheet & circle "Completed" to the right when done					Completed

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

24 FEB 2015

File Ref: P02059
Building Consent No: 73387

MR ALAN HAMIORA SKIPWITH
C/OMR DAVID ROSS MALCOLM
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM NO: 73387

Address of Project: **43A ROBERTSON STREET, GLENHOLME**

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (these are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

"Your Project Information Memorandum is not a 'Building Consent' and is not an authority to commence building work."

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully

D Holder
Building Services Manager

Encl.

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

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

24 February 2015

File Ref: P02059
Building Consent No: 73387

Site address: ROBERTSON STREET GLENHOLME

MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Section 37, Building Act 2004

Form 4 Certificate issued by Rotorua District Council

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER THE RESOURCE MANAGEMENT ACT 1991 UNTIL THE RESOURCE CONSENT CURRENTLY BEING PROCESSED HAS BEEN GRANTED OR ONE BEEN APPLIED FOR

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

Land Use consent to construct a carport 250mm from the side boundary.

It is noted that resource consent is currently being processed under RC15188. As this resource consent will, or may materially affect the building work to which the attached project information memorandum or building consent relates, until it has been granted, no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature Ann Kelly — Building Officer

On behalf of Rotorua District Council — Date: 24 FEB 2015

ROTORUA PARTNER
Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

Project Information Memorandum No: 73387

Section 34, Building Act 2004
Received: 16 Feb 2015
Issued: 24 Feb 2015

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

Agent
MALCOLM, MR DAVID ROSS
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

Owner
SKIPWITH, MR ALAN HAMIORA
A AND J SKIPWITH FAM TRUST
24A MCLEAN STREET
GLENHOLME
ROTORUA 3010

Site Information

Property ID:	P02059
Street Address:	43A ROBERTSON STREET, GLENHOLME
Valuation number	06512 283 00 A
Legal Description::	FLAT 1 DPS29652

Project Information

Project is for	NEW 2 BAY GARAGE DOOR AND CONSTRUCT CARPORT
Intended Use	GARAGE/CARPORT (OUTBUILDING)
Intended life:	Indefinite but not less than 50 years
Value of Work:	24,500

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED
The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

LAND USE CONSENT
The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

SPECIAL FEATURES OF LAND

EARTHQUAKE ZONE 2
The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B
Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 2877019
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GENERAL INSPECTIONS

GEOTHERMAL CONSULTANT
Because of the potential hazard from geothermal activity on this site, you will be required to engage the services of a geothermal consultant and/or geotechnical engineer to prepare a report and foundation design for approval by Council or confirmation by peer review if Council deems necessary.

HYDROGEN SULPHIDE
Because of the potential hazard from Hydrogen Sulphide you will need to provide a gas proof membrane beneath all foundations and slabs. The membrane shall be approved for hydrogen sulphide and installed in strict accordance with the manufacturers recommendations.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD
The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

VEHICLE CROSSING TO BE INSTALLED
The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice. Note that a Road Corridor Access Request will be required for these works.

STORMWATER DISPOSAL

The proposed building work is to be sited on land which Council has identified as not being serviced by a public stormwater system. All stormwater runoff from any new roof or hard standing areas shall be collected and disposed of "onsite" in accordance with the Building Act Requirements

SEDIMENT CONTROL
During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to $1000.00.

SUMP CONNECTION
All sump connections must be to the Building Code E1/AS1 Sections 3.6. & 3.7. with submerged outlets (trapped). All sumps are to be independent of the main line.

URBAN WATER SUPPLY

CONNECTED TO SUPPLY
The proposed building work is to be sited on land which Council has identified as already having a connection to a Public Urban Water Supply administered by Council. Refer to attached services plan for location.

SEWERAGE DISPOSAL

CONNECTED TO SYSTEM (SERVICED BY A LATERAL)
The proposed building work is to be sited on land which Council has identified as already having a connection to a public sewerage system. Refer to attached services plan for location. Note that it is the responsibility of the applicant to confirm the depth and location of the connection and to ensure that adequate fall can be achieved.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE
Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

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LAND USE CONSENTS

APPLICATION RECEIVED
Resource Consent has been applied for on 30 November 2015. The consent number is RC15188.
The planner processing the application is Simon Thurston.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Consents Solutions Business Support Advisor

Signed:

Date: 24 FEB 2015

Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

RDC-238683

LAKES COAST CLUSTER GROUP | Whakatane District Council | South Waikato District Council | Shaping Rotorua | Destination Rotorua | Great Lake Taupō | Opotiki District Council | Kawerau District Council | Western Bay of Plenty District Council | Tauranga City

Received
16 FEB 2015 RJ
Rotorua District Council
Customer Centre

Form 2 APPLICATION FOR PROJECT INFORMATION MEMORANDUM ~~AND/OR BUILDING CONSENT~~

Section 33 or 45, Building Act 2004

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 43A ROBERTSON ST. ROTORUA

[If no street address – details of nearest intersection]

Legal description of land where building is located: Lot 76 DP 16309

Site area: 1011 m² Sec Block

Building name: FLAT 1 Valuation No: 06512 28300A

Location of building within site/block number: [Include nearest street access]

Number of levels: [Above & below ground] 2 Level/Unit No:

Floor area: 117 m² (sq m) [Indicate area affected by the building work]

Current, lawfully established, use: PRIVATE DWELLING Year First Constructed: 1980

[Add no. of occupants per level and per use if more than 1]

OFFICE USE ONLY:

File No. P02059

Consent/PIM Number: # 73387

Compliance Schedule No:

Date received: 16.02.15

Vetted

Complete/Incomplete/Exempt

Name

Date

Signature

Restricted Building Work? Yes ☐ No ☐

2. OWNER

Name of Owner: M & Mrs. A. SKIPWITH

Contact person: Mr. ALAN SKIPWORTH

Mailing address: 24A McLEAN ST. ROTORUA 3010

Street address/registered office:

Phone No: Landline: 3483442

Mobile: 0274 905724 Daytime: "

After hours: Facsimile:

Email:

Website

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☑ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: ROSS MALCOLM

Contact person: ROSS

Mailing address: 135 OLD TAUPO Rd ROTORUA 3015.

Street address/registered office: "

Phone No: Landline: 3485662

Mobile: 021 1688216 Daytime:

After hours: Facsimile:

Email: ross.malcolm@slingshot.co.nz

Website

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

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☑ Agent

Or: (if different to above details) Name: Email:

Mailing Address: Phone: Facsimile:

To be completed in lieu of Authorisation Letter

I, ALAN SKIPWITH as the owner of the above property, authorise ROSS MALCOLM to act as my agent.

Signature Date 11-2-2015

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4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

- [x] Project Information Memorandum (PIM)
- [ ] Project Information Memorandum (PIM) and Building Consent
- [ ] Building Consent — The existing PIM No [if applicable] is: _____
- [ ] Amendment to an existing Building Consent. The existing BC No is: _____

State the reference number if this application involves a National Multiple Use Approval: _____

Name: A.H. SKIPWITH Signature: _____ Date: 11.2.2015

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

The signature is that of the ☐ Owner OR the ☐ Agent on behalf of and with the approval of the Owner

5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

TO INSTALL A NEW 2 BAY GARAGE DOOR & TO CONSTRUCT A NEW CARPORT.

Current use of building: PRIVATE RESIDENCE [e.g. home, implement shed, offic

Will the building work result in a change of use of the building? ☐ Yes ☐ No If Yes, provide details of the new use of the building:

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

List Building Consents previously issued for this project (if any): _____

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

$ 24500-00 [State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK [residential building work affecting structure or weather tightness] OR CONTACTS

Will the building work include any restricted work? ☑ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *(If these details are unknown at the time of the application, they must be supplied before the building work begins)*:

Note: Continue on another page if necessary

DESIGNER:
Name: ROSS MALCOLM
Address: 135 OLD TAUPO RD
Email: ross.malcolm@slingshot.co.nz
Telephone: 3485662 LBP No: BP 115391
License Class: DESIGN D2

ENGINEER:
Name: B.S.K.
Address:
Email:
Telephone: Reg No:
License Class: DESIGN

BUILDER:
Name: TO BE ADVISED
Address:
Email:
Telephone: LBP No:
License Class: CARPENTRY

BRICK / BLOCK LAYER:
Name:
Address:
Email:
Telephone: Reg No:
License Class: BLOCKLAYING

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ROOFER: Name: T.B.A. Address: Email: Telephone: Reg No: License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: Address: Email: Telephone: Reg No: License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name: T.B.A. Address: Email: Telephone: Reg No: License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: Address: Email: Telephone: Reg No:
PLUMBER: Name: T.B.A. Address: Email: Telephone: Reg No:	DRAIN LAYER: Name: Address: Email: Telephone: Reg No:
LICENSED BUILDNG PRACTITIONER: Name: Address: Email: Telephone: Reg No: License Class:	LICENSED BUILDING PRACTITIONER: Name: Address: Email: Telephone: Reg No: License Class:

7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

- ☐ Subdivision
- ☐ Alterations to land contours [e.g. digging out the site for a building platform]
- ☐ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☑ Disposal of stormwater and ~~wastewater~~
- ☑ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

The following plans and specifications are attached to this application:

RM1/15 PAGES RC1 – RC3.

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☐ B1 Structure	☐ AS1NZS1170 ☐ B1/AS1 ☐ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ B2 Durability	☐ B2/AS1	☐ B2/VM1	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ C1-4 Fire Clauses ☐ C1-6 Fire Safety Clauses	☐ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (*Specify*):
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ E2 External moisture	☐ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ E3 Internal moisture	☐ E3/AS1 ☐ Other		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F2 Hazardous building materials	☐ F2/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F7 Warning systems	☐ F7/AS1		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):

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Building Code Clause *Tick relevant clauses*	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ F8 Signs	☐ F8/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G1 Personal hygiene	☐ G1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G2 Laundering	☐ G2/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G4 Ventilation	☐ G4/AS1	☐ G4/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G6 Airborne impact sound	☐ G6/AS1	☐ G6/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G7 Natural light	☐ G7/AS1	☐ G7/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G8 Artificial light	☐ G8/AS1	☐ G8/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G10 Piped services	☐ G10/AS1	☐ G10/VM1	☐	☐	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1		☐	☐	By certification only
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ G14/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G15 Solid waste	☐ G15/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ H1 Energy efficiency	☐ H1/AS1	☐ H1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

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

Supporting documentation attached as follows [please list]:

_____

_____

_____

_____

9. COMPLIANCE SCHEDULE

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

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]

There are no specified systems in the building ☐

		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)	☐	☐	☐	☐	☐	☐
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	☐	☐	☐	☐	☐	☐
	ss3/2 Access controlled doors	☐	☐	☐	☐	☐	☐
	ss3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
ss4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
ss5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
ss6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
ss7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	☐	☐	☐	☐	☐	☐
	ss8/2 Services lifts	☐	☐	☐	☐	☐	☐
	ss8/3 Escalators and moving walks	☐	☐	☐	☐	☐	☐
ss9	ss9/1 Mechanical ventilation	☐	☐	☐	☐	☐	☐
	ss9/2 Air conditioning systems	☐	☐	☐	☐	☐	☐
ss10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
ss11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	☐	☐	☐	☐	☐	☐
	ss12/2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	☐	☐	☐	☐	☐	☐
	ss13/2 Natural smoke control	☐	☐	☐	☐	☐	☐
	ss13/3 Smoke curtains	☐	☐	☐	☐	☐	☐
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	☐	☐	☐	☐	☐	☐
	ss14/1 Emergency power systems	☐	☐	☐	☐	☐	☐
	ss14/2 Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐

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COMPLIANCE SCHEDULE *[Continued]*

		Applicant to complete					
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
	ss15/2 Final exits	☐	☐	☐	☐	☐	☐
	ss15/3 Fire separations	☐	☐	☐	☐	☐	☐
	ss15/4 Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
	Ss15/5 Smoke separations	☐	☐	☐	☐	☐	☐
ss16	Cable cars	☐	☐	☐	☐	☐	☐

*Only include where one or more of ss1-6, 9 or 13 are included.

10. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☐ Plans and specifications (list) _____

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: [Please specify]: _____

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$_____ GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	$ 225-00
Building Administration	$
Technical Processing fee	$
Inspection fee	$
Certificate of Title	$
Other	$
LODGEMENT FEE	$
Technical Processing fee	$
Inspection fee	$
Industry Levy (DBH)	$
Industry Levy (BRANZ)	$
BCA Levy	$
Vetting	$
Producer Statements	$
Compliance Schedules	$
Vehicle Crossing	$
Street Damage	$
Water Connection	$
Sewer Connection	$
Peer Review	$
N Z F S	$
Development Contribution	$
_____	$
_____	$
TOTAL BALANCE PAYABLE	$

Lodgement deposit	$ 225
Date paid	16.2.15
Receipt No.	234472
Consent fee balance	$
Date paid	
Receipt No.	

Granted by _____

Signature _____

Date _____

Issued by A Kelly

Signature _____

Date _____

Please complete

Forward any refunds or further invoices to:

_____

_____

_____

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COMPOSITE COMPUTER REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

PIM ONLY
№ 73387

Identifier	**SA26D/139**
Land Registration District	**South Auckland**
Date Issued	09 March 1981

Prior References
SA434/96

Estate	Fee Simple - 1/2 share
Area	1011 square metres more or less
Legal Description	Lot 76 Deposited Plan 16309

Proprietors
Alan Hamiora Skipwith and Janice Elizabeth Skipwith

Estate	Leasehold	**Instrument**	L H331074.1
		Term	999 years commencing on 1.2.1981
Legal Description	Flat 1 Deposited Plan South Auckland 29652		

Proprietors
Alan Hamiora Skipwith and Janice Elizabeth Skipwith

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)
Appurtenant hereto is a drainage right created by Transfer 83101 (Affects Fee Simple)
H331074.1 Lease of Flat 1 DPS 29652 Term 999 years commencing on 1.2.1981 Composite CT SA26D/139 issued - 9.3.1981 (Affects Fee Simple)
Land Covenant in Lease H331074.1 - 9.3.1981 (Affects Fee Simple)
H331074.2 Lease of Flat 2 Term 999 years commencing on 1.2.1981 Composite CT SA26D/140 issued - 9.3.1981 (Affects Fee Simple)

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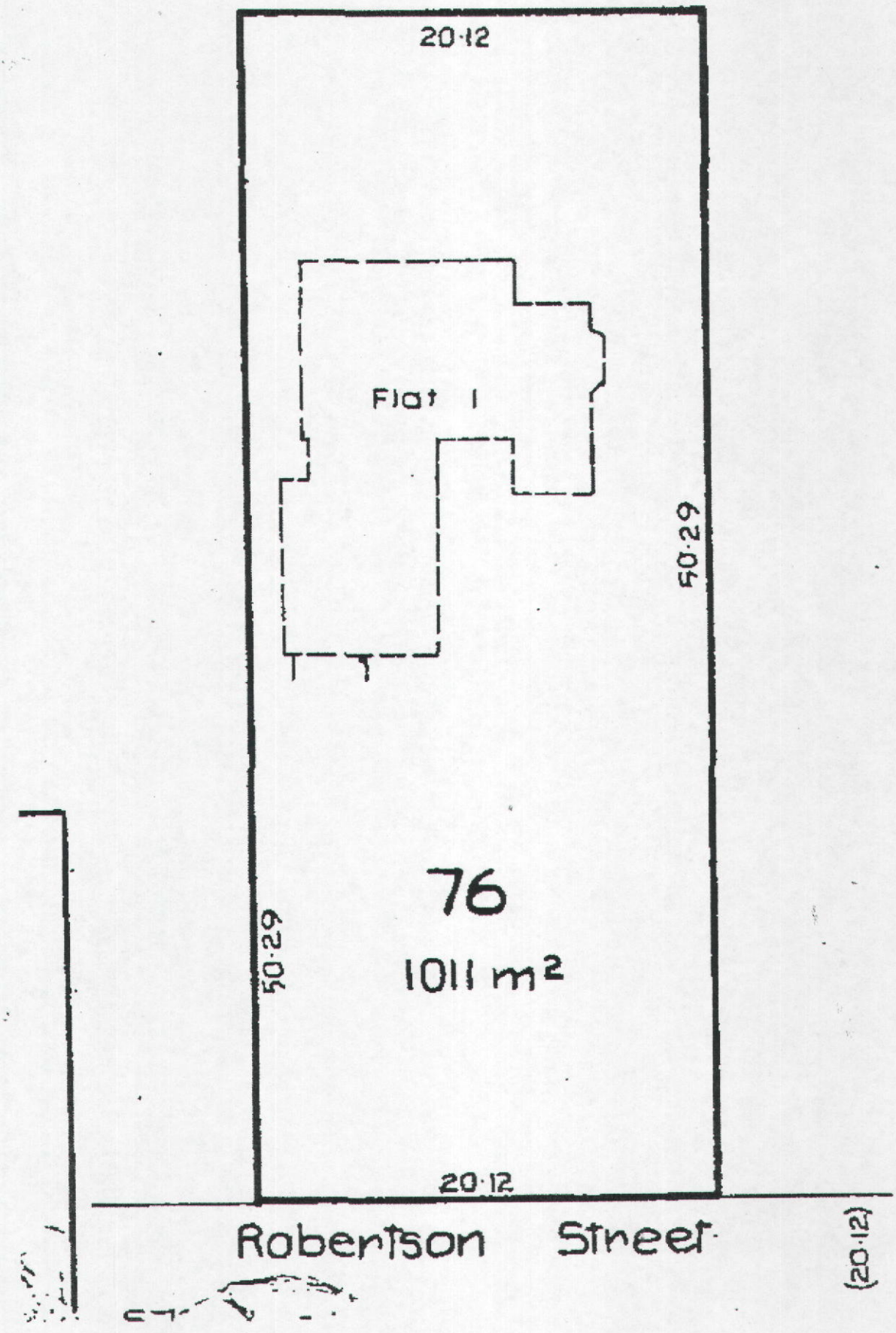
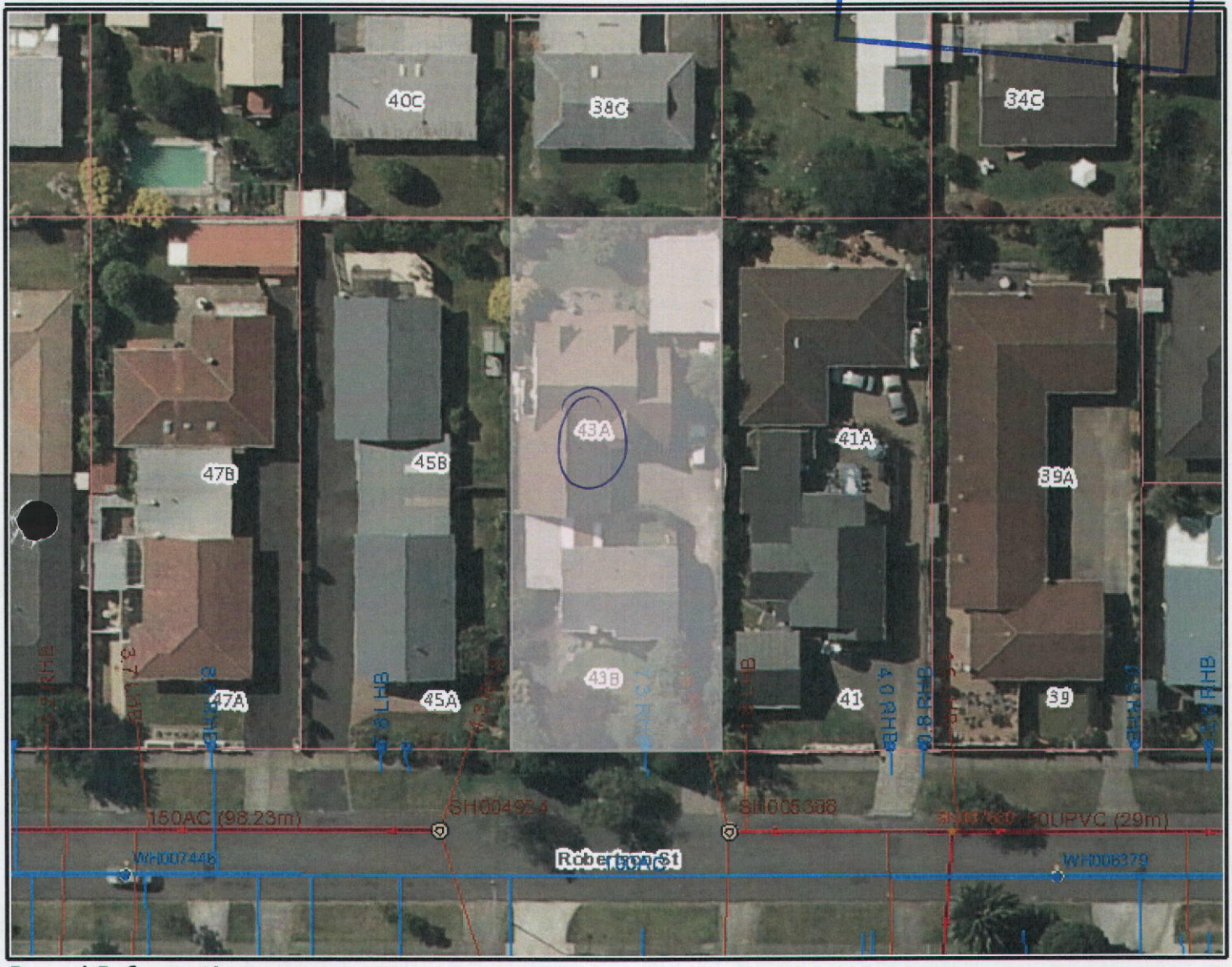


Document Set ID: 2877019
Version: 1, Version Date: 17/03/2015

PIM ONLY
No: 73387

GeyserView IV Parcel Report

Legal desc: Lot 76 DP 16309



Parcel Information

Parcel is 'ghosted'

Parcel Id	PFile	Full Address	Parcel Name
6565/32	P02059	43A ROBERTSON STREET, GLENHOLME	FLAT 1 DPS 29652
Title(s) *SA26D/139*			
6565/32	P02059	43A ROBERTSON STREET, GLENHOLME	FLAT 1 DPS 29652
Title(s) *SA26D/139*			
6565/33	P02060	43B ROBERTSON STREET, GLENHOLME	FLAT 2 DPS 29652
Title(s) *SA26D/140*			
6565/33	P02060	43B ROBERTSON STREET, GLENHOLME	FLAT 2 DPS 29652
Title(s) *SA26D/140*			
0000/197	UNDERLYING SU	43 ROBERTSON STREET, GLENHOLME	LOT 76 DP 16309
Title(s) *SA26D/139*			

*06512*283*00*A*	43A ROBERTSON STREET	FLAT 1 DPS 29652 ON LOT 76 DP 16309 -HAVING 1/2 INT IN 1011 SQ METRES

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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GeyserView IV Parcel Report

Legal desc: Lot 76 DP 16309

Capital Value $356,000.00	*Land Value* $131,000.00	*Connections:*	*Sewer*	1
Improvements DWG OBS OI			*Water*	1
Area (ha) 0.0000			*Refuse Charges*	1
*06512*283*00* B* 43B ROBERTSON STREET	FLAT 2 DPS 29652 ON LOT 76 DP 16309 -HAVING 1/2 INT IN 1011 SQ METRES			
Capital Value $216,000.00	*Land Value* $124,000.00	*Connections:*	*Sewer*	1
Improvements DWG OI			*Water*	1
Area (ha)			*Refuse Charges*	1

Zone - Operative Plan

Residential B (Low Density)

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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PIM ONLY
№ 73387

TO WHOM IT MAY CONCERN

I A.H. SKIPWITH have instructed "DIRECTIONS ARCHITECTURE" and their staff to prepare a design for my property at 43A ROBERTSON ST. ROTORUA

Please make available all property information on this property that you may hold in your archive.

I further instruct that DIRECTIONS ARCHITECTURAL will act as my agent for all matters pertaining to P.I.M., Resource Consent and Building Consent applications.

Signed:

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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

11 March 2015

Copy to P02059

Please Quote: 6215024
Doc Ref: RDC - 531256
Enquiries to: Simon Thurston

DAVID MALCOLM
135 OLD TAUPO ROAD
UTUHINA
ROTORUA 3015

RESOURCE CONSENT
Approved: 11 March 2015
Appn No. 15188
Plan No. 15188/1
Date: 11 March 2015

Dear Mr Malcolm,

NOTICE OF RESOURCE CONSENT DECISION

Consent no:	RC15188
Property file no:	P02059
Applicant:	MR ALAN HAMIORA SKIPWITH
Type of application:	LAND USE - LIMITED DISCRETIONARY
Proposal:	CONSTRUCT A CARPORT 250MM FROM THE SIDE BOUNDARY.
Site address:	43A ROBERTSON STREET
Legal description:	FLAT 1 DPS29652, LOT 76 DP16309
Working days:	16

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

(a) **Pursuant to Section 95A of the Resource Management Act 1991, the Rotorua District Council has decided in its discretion not to publicly notify the application. Council is satisfied after due consideration of Section 95D that the adverse effects on the wider environment will be or are likely to be no more than minor. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 95A(4).**

(b) **The Council has decided after taking into due consideration the requirements of Sections 95B and 95E of the Resource Management Act 1991 that the adverse effects of the activity on the owners and occupiers of adjacent land are minor and at the time of making this decision all parties who may be adversely affected have provided their written approval to the proposal and therefore limited notification is not required.**

(c) **Pursuant to Sections 34A, 104, 104C and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to GRANT consent subject to the following conditions:**

ROTORUA PARTNER SHAPING ROTORUA

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Version: 1, Version Date: 11/03/2015

CONDITIONS OF CONSENT:

1. **The proposal shall proceed in accordance with the application submitted by MR ALAN HAMIORA SKIPWITH numbered RC15188 and plans numbered RC15188/1 by Council except where modified by any conditions of this consent.**

REASONS FOR COUNCIL DECISION:

1. **Principal Issues - Buildings located within the side yard have the potential to diminsih the amenity and environmental quality of the surrounding area.**

2. **Main Findings of Fact - The applicant is seeking resource consent to construct a carport 250mm from the eastern boundary. Affected party approval has been obtained from the owners and occupiers of 41, 41A and 43B Robertson Avenue. The property in question is located in the Residential 1 zone, where the construction of buildings within the side boundary is a restricted discretionary activity.**

3. **The site is zoned RESIDENTIAL B in the Operative Rotorua District Plan where the construct of a carport 250mm from the side boundary is a LIMITED DISCRETIONARY ACTIVITY.**

4. **The proposal is considered to be consistent with Part II of the Resource Management Act 1991.**

5. **The Council has had regard to the provisions of the Operative and Proposed Rotorua District Plan and in particular to rules 7.2 and the relevant assessment criteria.**

6. **The proposal is consistent with the relevant objectives and policies of Part 7 of the Operative Rotorua District Plan.**

   The Council is satisfied that the proposed activity will not have, or is unlikely to have, any adverse effects that are more than minor.

7. **All parties Council considered affected persons have provided written consent to the proposal. In making this decision Council has disregarded any effects on these parties as required by section 95D.**

8. **Conditions have been imposed in order to mitigate the adverse effects of the proposal such that they are no more than minor.**

The applicants are advised that:

(a) Timeframe for Giving Effect to this Consent
The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

(b) Right of Objection
If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of

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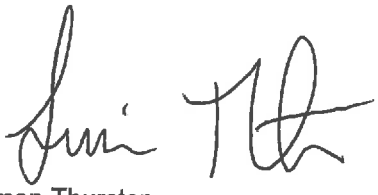
receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

If you have any questions regarding this decision, please contact **Simon Thurston**, or the duty planner.

Yours faithfully



Simon Thurston
RMA Consent Solutions Advisor

On behalf of
Paul Spurdle
Acting Manager, Consents Solutions

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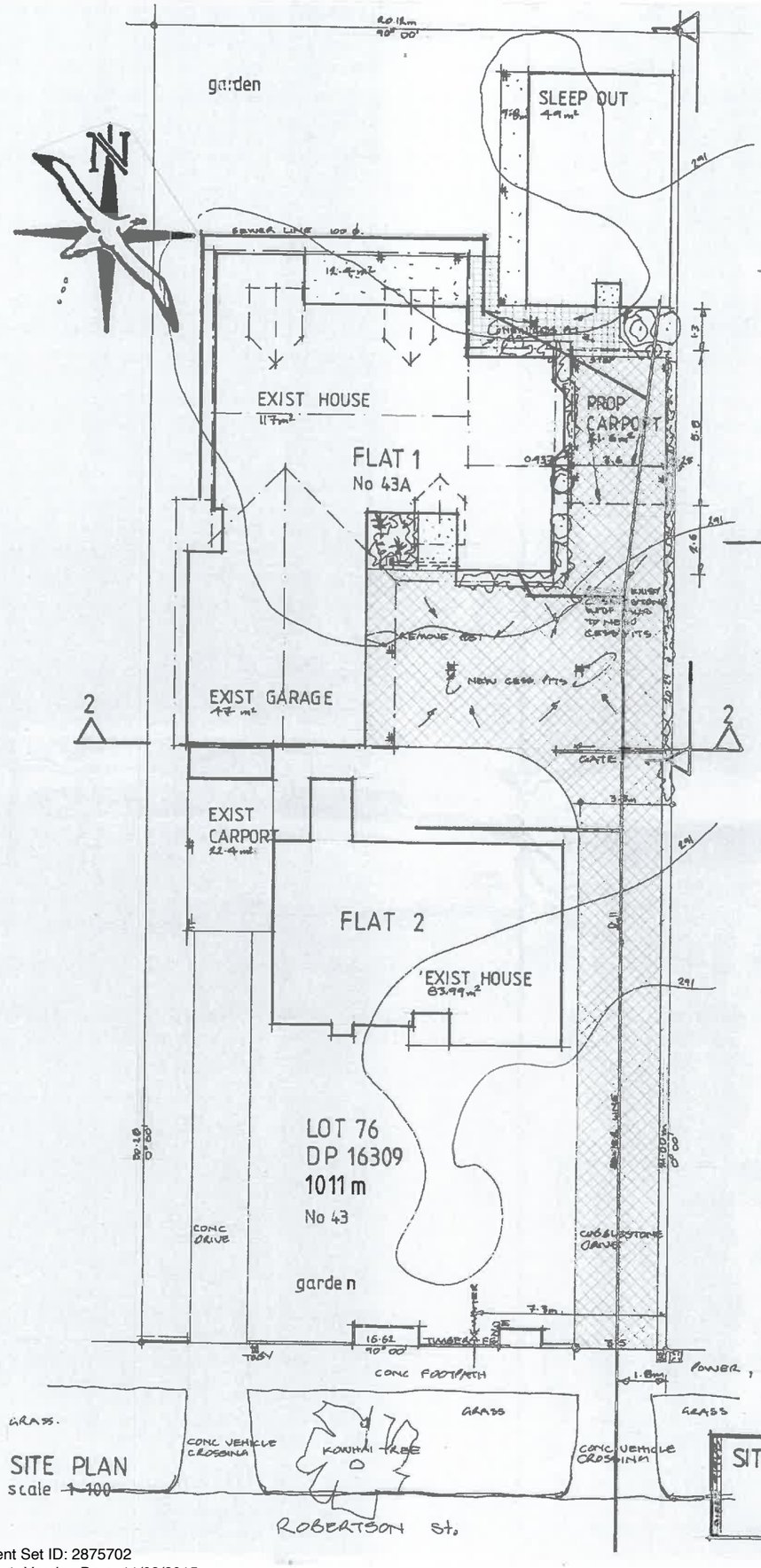
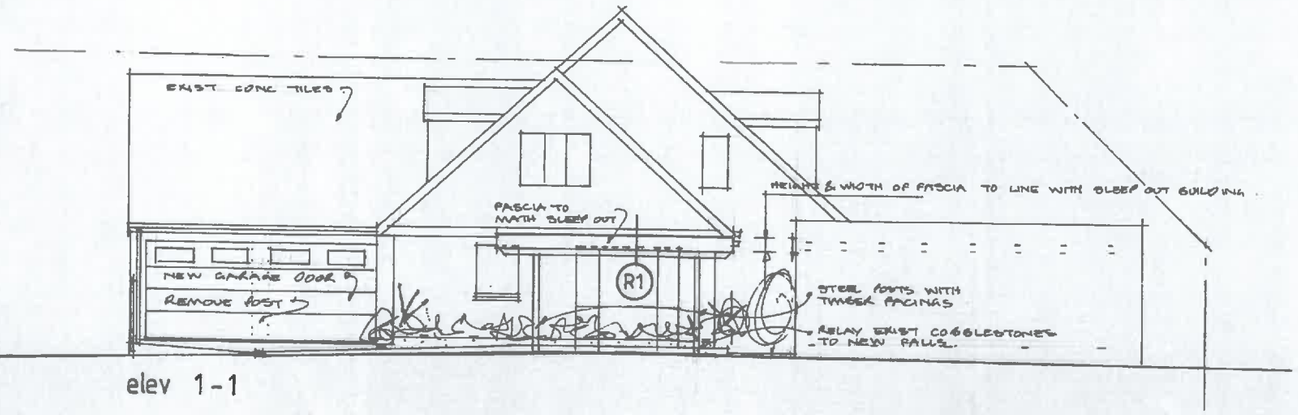
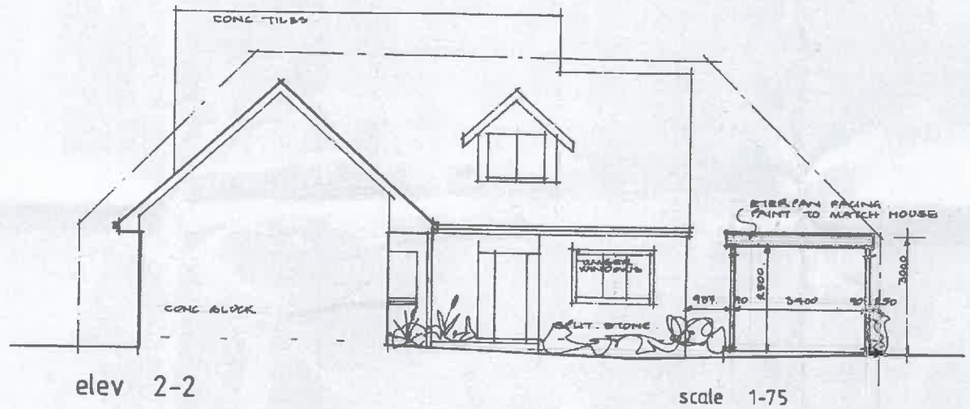


SITE PLAN
scale ~~1-100~~



elev 1-1



elev 2-2

scale 1-75

SITE COVER.

1. SITE AREA	= 1011 m²	
2. SLEEP OUT	= 49 m²	
3. FLAT 1 HOUSE	= 117 m²	
4. GARAGE	= 47 m²	
5. VERANDAHS	= 12.4 m²	
	= 9.8 m²	
6. CARPORT	= 22.4 m²	
7. FLAT 2 HOUSE	= 83.99 m²	
8. PROP NEW CARPORT	= 21.6 m²	
TOTAL	= 358.19 m²	
∴ 358.19 ÷ 1011 X 100	= 35.43% OK	

RESOURCE CONSENT
Approved 11/3/15
Appn No RC 15188
Plan No RC 15188/1
Date 11/3/15

SITE PLAN & ELEVATIONS	PROP ALTERATIONS & CARPORT At 43A ROBERTSON St ROTORUA For Mr & Mrs A.& J. SKIPWITH	DRAWN AUG JAN 2015		DIRECTIONS architectural
		RC 1	3	RM 1/15
		SHEET No	OF	JOB No

ross malcolm NZCDarch
135 old taupo road rotorua
p 07 348 5662
f 07 348 5691
a conception to completion design service

Document Set ID: 2875702
Version: 1, Version Date: 11/03/2015

5 February 2014

Mrs R M Park
c/- Rotorua Heating Solutions
PO Box 2284
ROTORUA 3040

File Ref: P02059
Building Consent No: 71932

Dear Madam,

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: 71932

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

Karen Crisp
Administration Officer - Building

Encl.

RRD001XEP7
Document Number: RDC-435310
Date Registered: 7/2/2014

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

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

Code Compliance Certificate: 71932

Section 95, Building Act 2004

Issued: 05 FEB 2014

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652
Intended Use:	SOLID FUEL HEATER (ANCILLARY)
Description of Work:	INSTALL MASPORT HESTIA 2 F/S WOODFIRE

The Owner

Name & Address of Owner: PARK, MRS ROSEANNE MAY
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

First point of contact for communications with Council Building Consent Authority:
Rotorua District Council, Private Bag 3029 Rotorua 3046,
Phone: 07 348 4199 Fax: 07 349 0993 Email: mail@rdc.govt.nz.

Building Work

Building Consent no:	71932
Issued by:	Rotorua District Council

Code Compliance

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

- The building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp Position: Building Services Administrator

Signed: _____ Date: 05 FEB 2014

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

DESTINATION ROTORUA – ROTORUA DISTRICT COUNCIL	**Minor Works Code Compliance Certificate Assessment Checklist**	Ref: CCC 02 Ver: 2 Issued: 1 Jul 2013 RDC-361147 Page 1 of 1

To be used for minor works; categories 1Ai, 1Aii & 1Biii

BC No.: 71932 **P. File No.:** 02059 **Date:** 4-2-14

Address: 43A Robertson St.

P = Pass, F = Fail, N/A = Not Applicable – Circle appropriate box

No	Item				Comments / Reasons for Decision
1	Work complies with the approved BC documentation (sect 94(1))	(P)	F	N/A	Complies
2	All the required inspections have been completed	(P)	F	N/A	correct.
3	Check sheets are complete	(P)	F	N/A	completed
4	Instruction sheets/ NTF complied with	P	F	(N/A)	NA
5	BC conditions have been complied with	(P)	F	N/A	Met
6	PIM requirements have been complied with	P	F	(N/A)	NA
7	All documents have BC number on them	(P)	F	N/A	Yes
8	Energy work certificate has been provided (if required) (section 94(3))	P	F	(N/A)	NA
9	Any amendments/ as builts have been issued and whether documentation associated with these have been properly completed.	P	F	(N/A)	NO Amendments / As builts
10	Photographs of elevations/ other	P	F	(N/A)	NA
11	Plumbing statements	P	F	(N/A)	NA
12	Roofing SOC	P	F	(N/A)	NA
13	Drainage Plan	P	F	(N/A)	NA
14	Form 6 completed	(P)	F	N/A	Received.
15	Form 6A where there is RBW	P	F	(N/A)	NA
16	Outstanding fees	P	F	(N/A)	NIL
17	Other:	P	F	(N/A)	NA

Site Development Form to be sent with CCC	YES	(NO)	Modification / Waiver applies	YES	(NO)
CCC Assessment (If F request info below)	(P)	F	As Built / Supplied Plans in Poly	YES	(NO)

All building work is completed in accordance with the building consent and information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Building Officer)

Name: W. Trenbath Signature: W. R. Trenbath

Date Received *On site inspection date received (this is the date when the clock starts)*	**Date Suspended** *Date when information requested from owner, or when invoice sent for extra inspection fees or development contribution (this is the date when the clock stops)*	**Date Responded** *Date when information received from owner, or invoice is paid (this is the date when the clock re-starts)*	**Date Approved by BO** *Date approved by delegated Office*	**Date Refused to Issue by TL or MBS** *Date refused to issue by delegated Office*
4.2.14	NA	NA	4-2-14	NA

Administration Assistant Building to complete (**P**= copies sent for filing with Building Consent documents) *If not applicable circle* **N/A**

Copy of code compliance certificate	(P)	N/A	Copy of letter refusing to issue CCC	P	(N/A)
Copy certificate cover letter	(P)	N/A	Bond refund	P	(N/A)
All information collated and sent to records	(P)	N/A	Other (note):	P	(N/A)

Name: K Crisp Signature: K Crisp Date CCC Issued by AAB: 5-2-14

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

LAKES COAST CLUSTER GROUP

Form 6 APPLICATION FOR CODE COMPLIANCE CERTIFICATE Section 92, Building Act 2004

BCC ONLY
71932

THE BUILDING CONSENT

Building consent number: _____

Issued by [*name of building consent authority that granted building consent*]: Rotorua District Council

THE OWNER

Name of owner [*include preferred form of address, eg, Mr, Miss, Dr, if an individual*]:
Roseanne Park.

Contact person [*if the applicant is not an individual*]: _____

Mailing address: 43a Robertson street
ROTORUA

Street address/registered office: _____

Phone number: Landline: 3479 645 Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [if applicable]: _____

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

[*Only complete this section if the application is being made on behalf of the owner*]

Name of agent: _____

Contact person [*if the agent is not an individual*]: _____

Mailing address: _____

Rotorua Heating Solutions Ltd
PO Box 2284 53 Fairy Springs Road
Ph: 3462694
E: rotoruaheatsol@clear.net.nz

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website [*if applicable*]: _____

Document Set ID: 2729299
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Relationship to owner [*state details of the authorisation from the owner to make the application on the owner's behalf*]:

Agent

First point of contact for communications with the council/building consent authority [*state full name, mailing address, phone number(s), facsimile number(s), and email address(es). Contact details must be in New Zealand*]:

Rotorua Heating Solutions Ltd
PO Box 2284 53 Fairy Springs Road
Ph: 3462694
E: rotoruaheatsol@clear.net.nz

APPLICATION

All building work to be carried out under the above building consent was completed on *[insert date]*: 03-02-14

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Building Act 2004)	Particular work carried out or supervised

The personnel who carried out building work other than restricted building work are as follows:
[*List names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers*]

Rotorua Heating Solutions Ltd
PO Box 2284 53 Fairy Springs Road
Ph: 3462694
E: rotoruaheatsol@clear.net.nz

Note: *continue on another page if necessary*

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:
[list specified systems]

N/A

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]*

Rotorua Heating Solutions Ltd

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

Name of person signing: Tina Thorne
Date: 10/12/13

ATTACHMENTS

The following documents are attached to this application:

- ☐ Memoranda (Records of Building Work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- ☐ Other documents from the personnel who carried out the work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

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DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

Building Consent Authority Inspection Summary Sheet

Ref: IF 02
Ver: 5
Issued: 22 May 2012
Doc No: IT-639923
Page 1 of 2

BC ONLY # 71932

BUILDING CONSENT NO.	DATE ISSUED: 10/12/2013
RESOURCE CONSENT REQUIRED? YES / NO	DATE ISSUED:
OWNER: PARK PH. 3479645	BUILDER: PH.
SITE: 43A Robertson Street	PLUMBER: PH. REG. #
VALUATION NO. 06512/283X00 PROPERTY FILE NO. P02059	DRAINLAYER: PH. REG. #
LEGAL DESCRIPTION:	LOT / ~~SEC~~: 76
BUILDING CATEGORY:	DPS / ~~BLK~~: 16309
CCC Decision Date: 10/12/2015	**No.of On-Site Inspections Allowed For:** 1
RBW: ~~YES~~ / NO	**Time Allowance (hours):** 1HR.

DESCRIPTION OF WORK: Install Masport ~~R5000L~~ Hestia 2. F/S Woodfire.

P = PASS **F = FAIL**

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F
4-2-14	4-00-4-30	30	BILL	Masport Hestia 2 SFH Installation - Complies	Pass

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

DATE	START/FINISH TIME e.g. 8.00–8.45	MINS eg 45	NAME	SUMMARY/NOTES:	P/F

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

Inspection Checklist: Liquid / Solid Fuel Burners

Ref: IC 15
Ver: 8
Issued: 27 Sept 2011
Doc No: IT-639942
Page 1 of 2

BC No: 71932	**Contact on site** *(Name, licence no. – RBW, company & position)* Tina. Rotorua Heating.
Date: 4-2-14	
Inspector: Bill	**Area of work inspected:** SFH Installation

Inspection Comments / Notes: *(Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)*

Masport Hestia 2. SFH Installation Complies Pass

If Inspection Result = PASS then date and sign here	**Date** 4-2-14	**Signature**
If Inspection Result = FAIL then complete instruction sheet (*record number here and on summary card*)		

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

	General				Comments (reasons for decisions)
1	Approved Consent documents on site	(P)	F	N/A	On Site
2	Form 6 received	(P)	F	N/A	Received.
3	Energy Certificates received	P	F	(N/A)	N/A
4	Smoke alarms with hush buttons installed in every bedroom or within 3.0m of every bedroom door or escape routes and every building level.	(P)	F	N/A	In correct Position + working
5	Curtains at 1m away from heater or securely restrained	(P)	F	N/A	Restraint to Curtain in Place
6	Confirm gasfitters/ plumbers details are correct (*current license*)	P	F	(N/A)	Name N/A License No
	SFH In Built 1st Inspection				**Comments (reasons for decisions)**
7	Make and model of heater	P	F	(N/A)	Free Standing Heater
8	Fire box cavity is sound and has been correctly sealed/repaired	P	F	(N/A)	
9	Check zero clearance Box is correct for model of heater	P	F	(N/A)	
10	Hearth is correct dimensions/front to back	P	F	(N/A)	N/A
11	Check the flue is correct type for zero clearance Box.	P	F	(N/A)	
12	Hearth is correct dimensions/each side of fire	P	F	(N/A)	
13	Hearth is constructed of correct material	P	F	(N/A)	
14	Mantel has sufficient clearance	P	F	(N/A)	

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

SFH In Built 2nd Inspection					Comments (reasons for decisions)
15	Deflector is fitted to mantel *(if necessary)*	P	F	N/A	
16	Heater is bolted down	P	F	N/A	N/A
17	Flashings to roof comply	P	F	N/A	
18	Chimney to good height *(0.6mtr above ridge/1 mtr high, 3mtrs from ridge)*	P	F	N/A	
Free Standing Solid Fuel Heater					**Comments (reasons for decisions)**
19	Make and model of heater	P	F	N/A	Masport Hestia 2 Heater
20	Flue shield fitted?	P	F	N/A	yes double
21	Rear clearance is correct between wall & SFH measurement is	P	F	N/A	25mm corner installation
22	Side clearance is correct between wall & SFH measurement is	P	F	N/A	As Above.
23	Hearth size to sides is correct	P	F	N/A	correct 350mm each side
24	Hearth dimension to front of SFH is	P	F	N/A	450mm
25	Heater is bolted down	P	F	N/A	yes
26	Flue is pop riveted together	P	F	N/A	yes
27	Ceiling plate is on ceramic spacers	P	F	N/A	correct
28	Outer flue is fixed to supporting nogs	P	F	N/A	correct Photos Sighted
29	25mm Air gap around outer flue or square hole in ceiling	P	F	N/A	square hole.
30	Sealant used on SFH/Flue connection	P	F	N/A	in place
31	Roof space framing is intact/not cut away	P	F	N/A	NO
32	Flashing to roof complies?	P	F	N/A	complies. Lead Flashing
33	Chimney to good height (0.6mtr above ridge/1 mtr high, 3mtrs from ridge)	P	F	N/A	3.0m.
Wet Backs					**Comments (reasons for decisions)**
34	Tempering valve is fitted?	P	F	N/A	
35	Water temperature is correct	P	F	N/A	N/A
36	Wet back pipe is copper	P	F	N/A	
37	Wet back pipe is run correctly	P	F	N/A	
38	Vent is open air off HWC	P	F	N/A	
Diesel Burners					**Comments (reasons for decisions)**
39	Diesel Burners have isolating tap? *Do they require automatic cut off solenoid?*	P	F	N/A	
40	Flue requirements to manufacturer's specifications?	P	F	N/A	
42	Producer statement for Installation *(pump – radiators)*	P	F	N/A	N/A
43	Seismic restraint correct	P	F	N/A	
44	Fuel storage tank and bunding as per consent	P	F	N/A	

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

ROTORUA HEATING SOLUTIONS

SOLID FUEL HEATER INSTALLATION
STATEMENT OF COMPLIANCE

DETAILS:

Date: 04 February 2014 Building Consent No: 71932

Installation of: [make] Masport [model]: Hestia 2.

Property Address: 43A Robertson Street
ROTORUA

Owners First Name: Roseanne Surname: Park

CHECKLIST:

The above fire was installed according to the manufacturer's specifications, Standard AS/NZS 2918.2001 and the approved Building Consent.

It is confirmed that for the installation the following checks were taken:

- [x] Smoke alarms tested and locations checked (3m from each bedroom and on exit path)
- [x] Flashing complies with E2
- [x] Flue extends 600mm above the ridge if within 3m
- [x] Seismic restraints fitted
- [x] Hearth measurement checked and hearth extension fitted if too short
- [x] Flues sealed and fixed with 3 Stainless or Monel fasteners

Freestanding Installation

- [x] Inner liner used in ceiling and extending 200mm above roof penetration
- [x] Support stays installed if flue extends more than 1500mm from penetration
- [x] Photos shall be available to confirm compliance with ceiling and roof space framing requirements.

Insert Installation

- [ ] All cracks in masonry cavity filled with fire resistant sealant or matting
- [ ] Chimney swept
- [ ] No exposed timber in cavity
- [ ] Mantle height checked and mantle reflector installed if too low

Installers Name: K. Hunn Signature:

Registration No:

53 Fairy Springs Rd | PO Box 2284 Rotorua 3040
p: 07 346 2694 | e: rotoruaheatsol@clear.net.nz
www.heatingsolutions.co.nz

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

Masport. Hestia 2. BC 71932

Masport Heating	MODEL	HESTIA 2 CLEAN AIR HESTIA CLEAN AIR HW

INSTALLATION SPECIFICATION SHEET

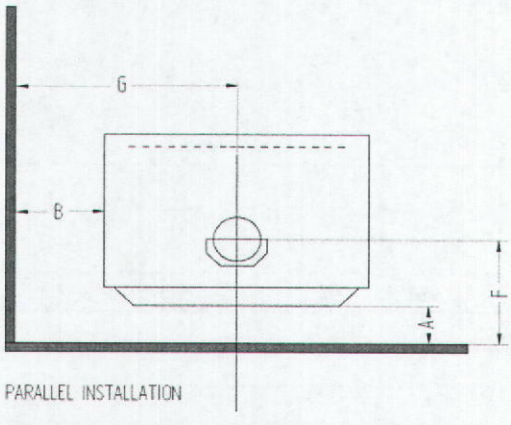
These instructions must be used in conjunction with the 'General Installation Instructions' for MASPORT wood fires.

CLEARANCE REQUIREMENTS

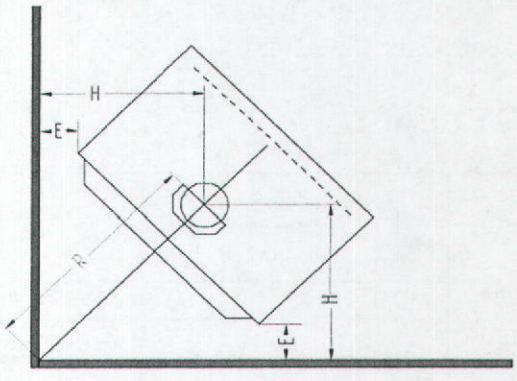
This fire has been tested and complies to the Australian/New Zealand Standard AS/NZS 2918:2001 and all installations must be in accordance with the minimum clearances to combustibles indicated in these instructions.

The minimum clearances to combustables may be reduced if the combustable walls are shielded with an approved non-combustable material. Details of suitable materials and appropriate clearance reduction factors are present in Section 3 of AS/NZS 2918:2001.

POSITIONING YOUR FREE-STANDING WOODFIRE



PARALLEL INSTALLATION



CORNER INSTALLATION

NEW ZEALAND

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
HESTIA 2 CLEAN AIR	MASPORT DOUBLE SKIN S/S POLISHED	50	340	25	213	660	366	518
	WITHOUT FLUE SHIELD	270	340	150	433	660	491	695

AUSTRALIA

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
HESTIA CLEAN AIR HW	FLOWMET UNIVERSL FLUE SYSTEM	260	240	100	423	560	441	624
	AIR-GROUP SPECIAL INSULATED FLUE KIT *	150	280	100	313	600	441	624

§ Valid only when the room walls are at 90° to each other.

‡ Note: Clearances are for fire hazard only. For durability of finishes or surfaces you should contact the relevant manufacturer for their specification. Glen Dimplex Australasia Ltd accepts no responsibility for the deterioration of surfaces or finishes.

* Air-Group Special Insulated Flue Kit is same as AHD Special Insulated Flue Kit

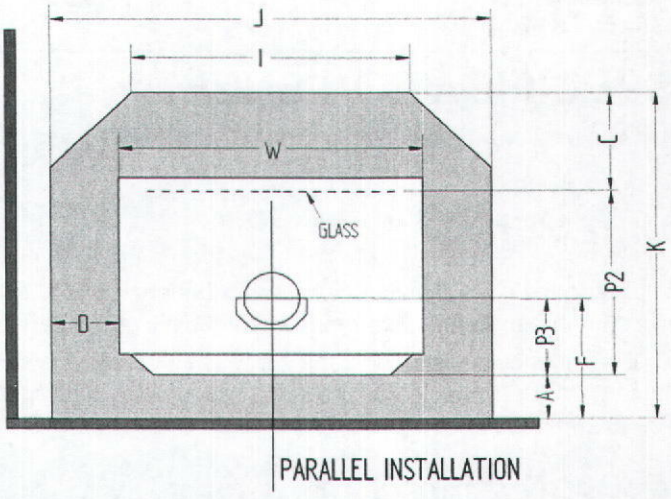
PRT. NO.	HCAM0738
DATE:	25.07.2013

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

BC 71932

FLOOR PROTECTOR (Hearth) REQUIREMENTS
PARALLEL INSTALLATION

MINIMUM FLOOR PROTECTOR DIMENSIONS IN mm



PARALLEL INSTALLATION

DIMENSIONS IN THE TABLE ARE VALID ONLY WHEN THE FIRE IS EXACTLEY AT ITS MINIMUM ALLOWABLE WALL CLEARANCE.

NEW ZEALAND

MODEL	Flue Shield	Floor Protector height	A#	C#	D	F	I	J	K#	P2	P3	W	Floor Protector Type Ø
HESTIA 2 CLEAN AIR	MDS	ANY	50	300	130	213	600	900	820	470	163	640	AFP
	*		270	340	130	433	600	900	1040	470	163	640	AFP

MDS = Masport double skin S/S polished 1200 mm shield

* WITHOUT FLUE SHIELD

AFP = ASH FLOOR PROTECTOR

AUSTRALIA - ALL WITH FLUE HEATSHIELD

MODEL	Flue Shield	Floor Protector height	A#	C#	D	F	I	J	K#	P2	P3	W	Floor Protector Type Ø
HESTIA CLEAN AIR HW	FUF	ANY	260	300	130	423	600	900	1030	470	163	640	AFP
	AGA	ANY	150	300	130	313	600	900	920	470	163	640	AFP

FUF = FLOWMET UNIVERSAL FLUE SYSTEM

AGA = AIR GROUP / AHD SPECIAL INSULATED FLUE KIT WITH 900mm S/S REFLECTOR SHIELD

AFP = ASH FLOOR PROTECTOR

Ø for minimum constructional requirements see general installation instructions.

Valid only when the fire is exactly at its minimum allowable wall clearance.

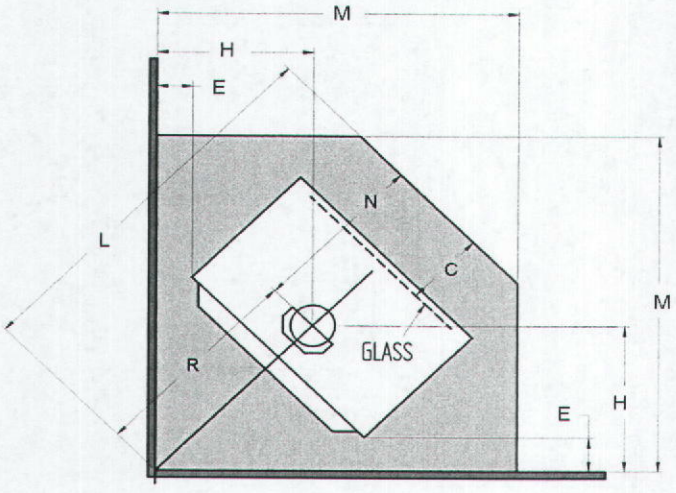
NOTE: Where a fan is being fitted, you may prefer to increase the 'A' dimension to 100 mm to provide easier access for servicing. If so, the amount you add to 'A' to bring it to 100 mm must also be added to the 'C' and 'S' dimensions.

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

BC 41932

FLOOR PROTECTORS (Hearth) REQUIREMENTS
CORNER INSTALLATION

MINIMUM FLOOR PROTECTOR DIMENSIONS IN mm



DIMENSIONS IN THE TABLE ARE VALID ONLY WHEN THE FIRE IS EXACTLEY AT ITS MINIMUM ALLOWABLE WALL CLEARANCE.

NEW ZEALAND

MODEL	Flue Shield	Floor Protector Height	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
HESTIA 2 CLEAN AIR	MDS	ANY	300	25	366	1125	1008	607	518	AFP
	*	ANY	300	150	491	1302	1133	607	695	AFP

MDS = Masport double skin S/S polished 1200 mm shield

* WITHOUT FLUE SHIELD

AFP = ASH FLOOR PROTECTOR

AUSTRALIA

MODEL	Flue Shield	Floor Protector Height	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
HESTIA CLEAN AIR HW	FUF		300	100	441	1231	1083	607	624	AFP
	AGA		300	100	441	1231	1083	607	624	AFP

FUF = FLOWMET UNIVERSAL FLUE SYSTEM

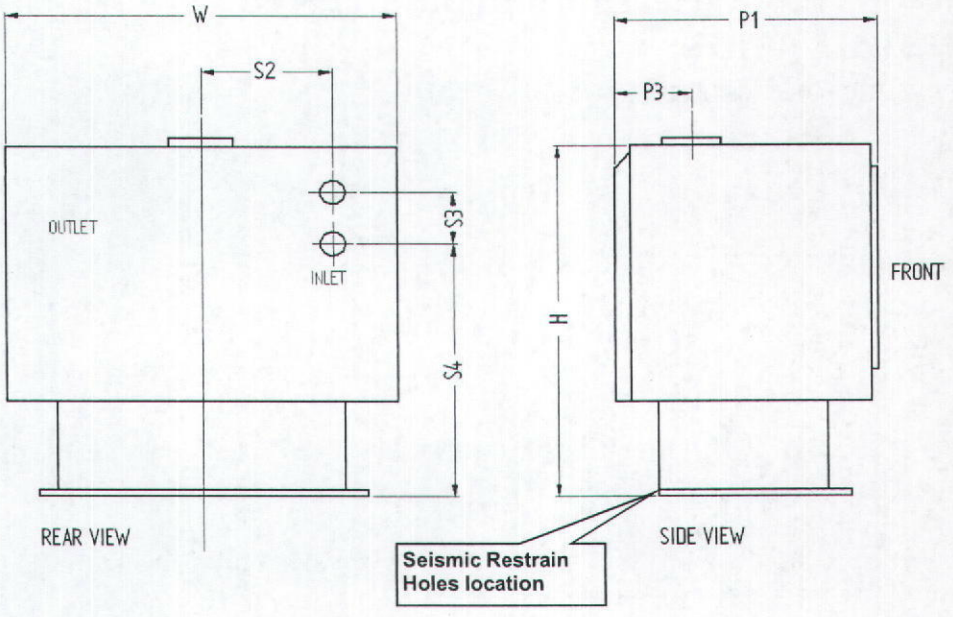
AGA = AIR GROUP / AHD SPECIAL INSULATED FLUE KIT WITH 900mm S/S REFLECTOR SHIELD

AFP = ASH FLOOR PROTECTOR

Document Set ID: 2729299
Version: 1, Version Date: 07/02/2014

BC 71932

FREE STANDING FIRE DIMENSIONS



MODEL		P1	P3	H	W	S1	S2	S3	S4
HESTIA 2 CLEAN AIR		523	163	753	640	-	200	120	390
HESTIA CLEAN AIR HW									

Seismic Restrain - In New Zealand and some part of Australia, it is required that the wood fire and floor protector are secured to prevent shifting in the event of an earthquake. This is best done by fastening the wood fire right through the protector to the floor, using two screws not less than 12 guage or the equivalent size of coach bolts or toggle fasteners.

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Version: 1, Version Date: 07/02/2014

DESTINATION ROTORUA — ROTORUA DISTRICT COUNCIL

Processing PIM / TAR / BC / Amendment Master Checklist

Ref: CP 06
Ver: 19
Issued:06/07/2012
IT-641173
Page 1 of 6

CATEGORY	RBW	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR
1A7	MD	~~BC ONLY~~	~~# -71932~~	Bill	Graeme

PIM/BC Application No. Valuation No. 06512/283x00A

Owner: PARK Property File No. P02059

Project Location: 48A Robertson Street

Description of Work: Install Masport RSOOOL F/S Woodfire

PIM Issued: BC Issued: 10/12/13

PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)	N/A MINOR BC					
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification or PIM suspension	
Building Services		B. BESTER		9/12/13	Y	N
Admin Assistant – Building	10/12/13	H Ferguson		10/12/13	Y	N
~~Resource Engineer~~					Y	N
~~Development Contributions~~					Y	N
~~Pollution Control~~					Y	N
~~Planning~~					Y	N
~~Regulatory/Geothermal~~					Y	N
~~Environmental Health~~					Y	N
~~Recreation & Community~~					Y	N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent		Approval Signature	Date of Approval
~~Accessibility Review~~			Y	N		
Building Consent		B. BESTER	Y	N		9/12/13

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	✓	Supporting documentation	✓	Section 37 Notice	
	PIM	X	Building Consent		Section 36 Notice	
Name H Ferguson	Signature			Date 10/12/13		

RECEIVED - 4 DEC 2013 ROTORUA DISTRICT COUNCIL

RRD001X3XK

Document Number: RDC-426958

Date Registered: 11/12/2013

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

PIM ENDORSEMENTS

300	a	[b]	c	d	e	g	h	i	j	k	l	**340**	a	b	c	d	f								
	f											**342**	a	b	c	f									
302	a	b	c	d	e	g	h	i	j	k	l	**344**	[a]	b	c	d	e	g	h	i	j	k	l	m	
	m	n	o	p	q	r	s	t	[u]	v	w1		n	o	p	q	r	s	t	u	v	w		f	
	w2	w3	x	y	[z]	f						**346**	a	f											
304	a	b	c	f								**348**	a	b	c	d	e	g	h	i	j	k	l	m	
306	a	b	c	d	e	g	h	i	j	k	l		n	o	p	q	r	s	t	u	v	w	x	y	
	m	n	o	f									z	f											
308	a	b	c	d	e	f						**350**	a	b	c	d	e	g	f						
312	a	b	c	d	e	g	h	i	j	k	l	**352**	a	b	c	f									
	m	n	o	p	q	r	f					**354**	a	b	c	f									
314	a	b	c	c1	c2	d	d1	e	g	h	i	**356**	a	b	c	d	e	g	h	f					
	j	k	l	m	f							**358**	a	b	c	d	f								
316	a	b	c	c1	c2	d	e	g	h	i	j	**360**	a	b	c	d	f								
	k	f										**362**	a	f											
318	a	b	c	d	e	g	h	i	j	k	f	**364**	a	f											
320	a	b	c	c1	c2	d1	d2	e	g	h	i	**366**	a	b	c	d	f								
	j	f										**368**	a	b	f										
322	a	b	f									**370**	a	b	f										
324	a	b	c	d	e	g	h	i	j	k	f	**372**	a	b	f										
330	a	b	c	d	f							**374**	a	b	f										
336	a	b	f									**376**	a	a1	b	c	d	f							
338	a	b	c	d	e	g	h	l	j	f															

BUILDING SECTION Please record any thing that may be relevant to the processing Building Officer

PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions

Zone

Any notified plan changes / proposed Designations relevant? (*check RDC web site)*	Y	N
Any relevant Planning Land Features that may impact on whether planning consent require.	Y	N

Check all Planning PIM standard statements-(Circle any relevant) *special zoning provisions SP / Scheduled site / Building on uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc*

Proposal may affect Marae (*can be on an adjacent site)* (*Liaise with Director Kaupapa Maori*)

Outcome.....

The proposal requires resource consent or other planning consent **(early notification if yes)**	Y	N

No resource consent or other planning consent is required for the proposal

- The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc
- Existing use rights apply *(why)*.....
- Proposal in accordance with designation.....
- Other reason.....

Document Set ID: 271019
Version: 1, Version Date: 11/12/2013

356(c)
The proposal requires resource consent under Rule/(s)..... of the Operative District Plan (*note the rules and reasons why consent required)*

356(d)
Resource consent has been applied for on..... The consent number is.....

The planner processing the application is .....

356(a)
The proposal is in accordance with Resource Consent numbered RC..... Which was granted on .....

Please ensure you are familiar with any consent conditions and ensure all are complied with.

356(f)		
The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. **(early notification)**	Y	N

354(c)
The proposal requires outline plan approval as the site is designated for the purpose of .....

370(a)
There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. **(early notification)**

370(f).....

.....

.....

.....

The proposal may affect an historic place *(let Building know ASAP for section 39 notification)* The site is listed in Appendix A of the District Plan. Number..... The site is registered NZHPT, site.....	Y	N

Free Text

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

RESOURCE ENGINEER Please record considerations and reasons for decisions

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions

		Circle
Grease trap required	Y	N

Further Information Reviewed *(record what was supplied, how compliance demonstrated and outcome)*

Name	Signature	Date

ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions

		Circle
Development contribution applies **(early notification)**	Y	N
Copy of Development contribution notice attached **(early notification)**	Y	N

GEOTHERMAL Please record considerations and reasons for decisions

ENVIRONMENTAL HEALTH Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet	Y	N

Document Set ID: 2707019
Version: 1, Version Date: 11/12/2013

RECREATION AND COMMUNITY Please record considerations and reasons for decisions		
The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.	Y	N
The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed	Y	N

Building Consent Processing Section:

Building Consent Endorsements / Conditions:

Conditions:

Inspections:

400 see over page

Additional BA Conditions

401 a b **402** C d f

Important Endorsements

a b c d e g h i j k l

m n o1 o2 oa ob p q r s t

u v w x y f

Compliance Schedule SS and CS systems

403 a b c d f

ss1 ss2 ss3/1 ss3/2 ss3/3 ss4 ss5 ss6 ss7 ss8/1

ss8/2 ss8/3 ss9/1 ss9/2 ss10 ss11 ss12 ss13/1 ss13/2 ss13/3 ss14/1

ss14/2 ss15/1 ss15/2 ss15/3 ss15/4 ss15/5 ss16

cs1 cs2 cs3 cs4 cs5 cs6 cs7 cs8/1 cs8/2 cs8/3 cs9

cs10 cs11 cs12 cs13 cs14 cs15 cs16

Attachments

404 a b c d f

Restricted Building Work

405 rbw car bri roo ext fou f

FREE TEXT:

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing Hrs INSPECTOR			
Processing Fees Paid			
SUB TOTAL			
Further information			
TOTAL PROCESSING COST			

400 INSPECTIONS (Circle correct letter)	Guide Only – Dependent On Complexity & Size Of Project.		No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75		
a. Retaining Walls	2/3	0.5 – 0.75		
b. Subfloor Bracing &Fixing	2	0.5		
c. Pre-floor P&D	2	0.5		
d. Concrete Floor Building	2	0.5		
e. Pre-Wrap <200-<300->etc (30mins ≥ high)	3	0.75–1.0–1.25		
g. Wrap Only	2	0.5		
g. Wrap/Cavity Battens	3	0.75		
h. ½ High Brick	2	0.5		
i. Bond Beams (One Block- full basement)	2	0.5 – 0.75		
j. Precast Concrete Work	2	0.5		
k. Pre Plaster	3	0.75		
l. Solar water heater	2	0.50		
m. Preline Building	3	0.75		
n. Preline P&D	2	0.5		
o. Wet Areas/Tanking/Basements	2	0.5		
p. Postline (Addition – New Dwelling)	2	0.5 – 0.75		
q. Sanitary & Stormwater Drainage (Alteration / New Conn – New Dwelling)	2	0.5 – 0.75		
r. Enclosed Decks – membrane roofs/gutters	2	0.5		
s. Disconnection drainage	2	0.5		
t. Swimming Pools (Pool fencing)	2	0.5		
u.a. Solid Fuel Heater	2	0.5	1	
u.b In Built Solid Fuel Heater				
v. Final Inspection (add time for paper work for minor consents ¼ hr)	4/5	1.0-1.25		
w Combined inspections	Complete free text on sheet 5			
x Trade waste				NC
f Free text	Complete free text on sheet 5			
Building officer desk top review (allow 5 min each allocated inspection, dwellings/ commercial only				
CCC Assessment (not required for garages, carports and minor works)				
LBP Process (allow 15 min / LBP Class)				
Other				
TOTAL NUMBER OF INSPECTIONS			1	
Plus Travel				
TOTAL INSPECTION COST				
RECORD NUMBER AND TOTAL TIME ALLOWANCE FOR INSPECTIONS AND BUILDING CATEGORY ON SITE SUMMARY SHEET (Circle to right)				Completed

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

10 DEC 2013

ROTORUA HEATING SOLUTIONS
PO BOX 2284
ROTORUA 3040

File Ref: P02059
Building Consent No: 71932

Dear Sir/Madam,

BUILDING CONSENT

Address of Project: 43A ROBERTSON STREET

Please find enclosed your Building Consent and its relevant Plans and Specifications.
You should take time to read the Conditions that are attached to your Building Consent and Plans, including the stamps on those plans.

You should also be aware that in some instances although you have received your Building Consent, there may still be outstanding issues regarding land use, etc. You will need to finalise these before you undertake any building work.

However, if you have received your Resource Consent (if required), your Project Information Memorandum and have satisfied all the Conditions set out in those documents, you are free to start your building work.

Remember, you need to arrange for all the inspections that have been estimated and are listed as Conditions to your Building Consent. When requesting an inspection a minimum of 24 hours notice should be given. Remember also that you or your agent/builder, etc, needs to attend and/or be on site for any inspection.

To avoid potential delays on site and help you understand what Council will be inspecting it is suggested you reference the suite of inspection checklists that are available on Council's web site.

Please note Council's Valuers (Landmass Technology Ltd) may also carry out an inspection.

"Please remember also to quote your Building Consent No. 71932 when making any inspection bookings." The direct dial number for inspections is 3495646.

We wish you well with your project and look forward to working alongside you to achieve a satisfactory completion of your project.

Please feel free to phone Council's Building Services should you require further information.

Yours faithfully

D.Holder
Building Services Manager

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

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

Building Consent No: 71932

Section 51, Building Act 2004
Issued: 10 Dec 2013

Agent
ROTORUA HEATING SOLUTIONS
PO BOX 2284
ROTORUA 3040

Owner
PARK, MRS ROSEANNE MAY
43A ROBERTSON STREET
GLENHOLME
ROTORUA 3010

The Building

Property ID:	P02059
Street Address:	43A ROBERTSON STREET
Valuation number:	06512 283 00 A
Legal Description:	FLAT 1 DPS29652

First point of contact for communications with council building consent authority:
RDC Building Services – Direct Dial 349 5646

Building Work

The following building work is authorised by this consent:

Project is for:	INSTALL MASPORT HESTIA 2 F/S WOODFIRE
Intended Use:	SOLID FUEL HEATER
Intended Life:	N/A

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:

Inspections By Building Consent Authority (Phone Building Services 3495646 To Book Inspections)

Solid Fuel Heater - (at the completion of the heater installation prior to ceiling plate being fixed)

Important Endorsements

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.

ROTORUA PARTNER SHAPING ROTORUA

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

Completion Of Work
At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate (use Form 6) as soon as practicable after the Building work is completed.

Compliance Schedule

A Compliance Schedule is not required for the building

ADDITIONAL FEES:

During consent processing Council estimates the number, type and grouping of inspections required to complete a project.

Should additional inspections be required to confirm compliance with the approved Building Consent/Building Code, Council reserves the right to seek payment for these prior to the issue of Code Compliance Certificate.

Processing of As-built plans received may also attract a fee payable prior to the issue of Code Compliance Certificate.

Signed for and on behalf of the Council:

Name: Helen Ferguson Position: Building Services Administration.

Signed: _____ Date: 10 DEC 2013

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

RDC-238683

LAKES COAST CLUSTER GROUP | Whakatane District | Opotiki District Council | South Waikato District Council | Tūrangi-ā-Whiro Kawerau District Council | Shaping Rotorua | Destination Rotorua | Western Bay of Plenty District Council | Great Lake Taupō | Tauranga City

Received
04 DEC 2013
Rotorua District Council
Customer Centre

Form 2 APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or 45, Building Act 2004

PC ONLY
71932

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 43a Robertson Street Glenholme 3010.

[If no street address – details of nearest intersection]

Legal description of land where building is located: Lot 76 DP 16309

Site area: ____ m² Sec ____ Block ____

Building name: Dwelling Valuation No: 06562/283x00

Location of building within site/block number: [Include nearest street access]

Number of levels: [Above & below ground] ____ Level/Unit No: ____

Floor area: ____ (sq m) [Indicate area affected by the building work]

Current, lawfully established, use: ____ Year First Constructed: ____

[Add no. of occupants per level and per use if more than 1] ____

OFFICE USE ONLY:

File No: PO2059

Consent/PIM Number:

Compliance Schedule No:

Date received:

Vetted

Complete/Incomplete/Exempt

Name

Date

Signature

Restricted Building Work? Yes ☐ No ☐

2. OWNER

Name of Owner: Roseanne Park.

Contact person:

Mailing address: 43A Robertson street ROTORUA

Street address/registered office:

Phone No: Landline: 3479 645

Mobile: Daytime:

After hours: Facsimile:

Email:

Website

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☐ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: Rotorua Heating Solutions Ltd

Contact person: PO Box 2284 53 Fairy Springs Road

Mailing address: Ph: 3462694

E: rotoruaheatsol@clear.net.nz

Street address/registered office:

Phone No: Landline:

Mobile: Daytime:

After hours: Facsimile:

Email:

Website

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: ☐ Owner ☑ Agent

Or: (if different to above details) Name: Email:

Mailing Address: Phone: Facsimile:

To be completed in lieu of Authorisation Letter

I, Roseanne Park as the owner of the above property, authorise Rotorua Heating Solutions Ltd to act as my agent.

Signature Date 2/12/13

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)
- ☐ Project Information Memorandum (PIM) and Building Consent
- ☑ Building Consent — The existing PIM No [if applicable] is: _____
- ☐ Amendment to an existing Building Consent. The existing BC No is: _____

State the reference number if this application involves a National Multiple Use Approval: _____

Name: Tina Thorne. Signature: _____ Date: 3/12/13

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

The signature is that of the ☐ Owner OR the ☑ Agent on behalf of and with the approval of the Owner

5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

Supply & Install Masport Hestia 2 freestanding woodfire.

Current use of building: Home. [e.g. home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☑ No If Yes, provide details of the new use of the building:

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

List Building Consents previously issued for this project (if any): _____

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

$ 6,000.00 [State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK [residential building work affecting structure or weather tightness] OR CONTACTS

Will the building work include any restricted work? ☐ Yes ☑ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *(If these details are unknown at the time of the application, they must be supplied before the building work begins)*:

Note: Continue on another page if necessary

DESIGNER: Name: _____ Address: _____ Email: _____ Telephone: _____ LBP No: _____ License Class: DESIGN	ENGINEER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: DESIGN
BUILDER: Name: _____ Address: _____ Email: _____ Telephone: _____ LBP No: _____ License Class: CARPENTRY	BRICK / BLOCK LAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: BLOCKLAYING

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ROOFER: Name:_____ Address:_____ Email:_____ Telephone:_____ Reg No: _____ License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: _____ Address:_____ Email:_____ Telephone:_____ Reg No: _____ License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name:_____ Address:_____ Email:_____ Telephone:_____ Reg No: _____ License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: _____ Address:_____ Email:_____ Telephone:_____ Reg No: _____
~~PLUMBER:~~ SFAIT INSTALLER. Name:_____ Address: Rotorua Heating Solutions Ltd Email: PO Box 2284 53 Fairy Springs Road Telephone: Ph: 3462694 Reg No: _____ E: rotoruaheatsol@clear.net.nz	DRAIN LAYER: Name: _____ Address:_____ Email:_____ Telephone:_____ Reg No: _____
LICENSED BUILDNG PRACTITIONER: Name:_____ Address:_____ Email:_____ Telephone:_____ Reg No: _____ License Class: _____	LICENSED BUILDING PRACTITIONER: Name: _____ Address:_____ Email:_____ Telephone:_____ Reg No: _____ License Class: _____

7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

- ☐ Subdivision
- ☐ Alterations to land contours [e.g. digging out the site for a building platform]
- ☐ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

The following plans and specifications are attached to this application:

_____

_____

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Building Code Clause *Tick relevant clauses*	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
☑ B1 Structure	☐ AS1NZS1170 ☑ B1/AS1 ☐ NZS3604 ☐ NZS4229 ☐ Other	☐ B1/VM1 ☐ Other	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☑ B2 Durability	☑ B2/AS1	☐ B2/VM1	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☐ C1-4 Fire Clauses ☑ C1-6 Fire Safety Clauses	☑ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7 ☐ C/VM1	☐ C/VM1 ☐ C/VM2	☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):
☐ D1 Access routes	☐ D1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Engineer ☐ Other (*Specify*):
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3 ☐ NZS 4121		☐	☐	☐ Engineer ☐ Other (*Specify*):
☐ E1 Surface water	☐ E1/AS1 ☐ AS3500	☐ E1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☑ E2 External moisture	☑ E2/AS1 ☐ E2/AS2 ☐ SED ☐ E2/AS3	☐ E2/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☐ E3 Internal moisture	☐ E3/AS1 ☐ Other		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F1 Hazardous agents on site	☐ F1/AS1	☐ F1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F2 Hazardous building materials	☐ F2/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F3 Hazardous substances and processes	☐ F3/AS1	☐ F3/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ F4 Safety from falling	☐ F4/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F5 Construction and demolition hazards	☐ F5/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ F6 Visibility in escape routes	☐ F6/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☑ F7 Warning systems	☑ F7/AS1		☐	☐	☑ Council ☐ Engineer ☐ Other (*Specify*):

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Building Code Clause *Tick relevant clauses*	**Acceptable Solution & NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** [Supporting documents listed below]	**Waiver/ Modification** [Supporting documents listed below]	**Proposed Inspections**
☐ F8 Signs	☐ F8/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G1 Personal hygiene	☐ G1/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G2 Laundering	☐ G2/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☐ G3 Food preparation and prevention of contamination	☐ G3/AS1 ☐ NZS 4121		☐	☐	☐ Council ☐ Other (*Specify*):
☑ G4 Ventilation	☑ G4/AS1	☐ G4/VM1	☐	☐	☑ Council ☐ Other (*Specify*):
☐ G5 Interior environment	☐ G5/AS1	☐ G5/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G6 Airborne impact sound	☐ G6/AS1	☐ G6/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G7 Natural light	☐ G7/AS1	☐ G7/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G8 Artificial light	☐ G8/AS1	☐ G8/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G9 Electricity	☐ G9/AS1	☐ G9/VM1	☐	☐	By certification only
☐ G10 Piped services	☐ G10/AS1	☐ G10/VM1	☐	☐	By certification only
☐ G11 Gas as an energy source	☐ G11/AS1		☐	☐	By certification only
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ G12/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G13 Foul water	☐ G13/AS1 ☐ G13/AS2 ☐ AS3500 ☐ G13/AS3	☐ G13/VM1 ☐ G13/VM4	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G14 Industrial liquid waste	☐ G14/AS1	☐ G14/VM1	☐	☐	☐ Council ☐ Other (*Specify*):
☐ G15 Solid waste	☐ G15/AS1		☐	☐	☐ Council ☐ Other (*Specify*):
☐ H1 Energy efficiency	☐ H1/AS1	☐ H1/VM1	☐	☐	☐ Council ☐ Other (*Specify*):

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

Supporting documentation attached as follows [please list]:

_____

_____

_____

_____

9. COMPLIANCE SCHEDULE

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

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [***Council to vet and verify in first column.***]

There are no specified systems in the building ☑

		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	☐	☐	☐	☐	☐	☐
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)	☐	☐	☐	☐	☐	☐
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	☐	☐	☐	☐	☐	☐
	ss3/2 Access controlled doors	☐	☐	☐	☐	☐	☐
	ss3/3 Interfaced fire or smoke doors or windows	☐	☐	☐	☐	☐	☐
ss4	Emergency lighting systems	☐	☐	☐	☐	☐	☐
ss5	Escape route pressurisation systems	☐	☐	☐	☐	☐	☐
ss6	Riser mains for use by fire services	☐	☐	☐	☐	☐	☐
ss7	Automatic back-flow preventers connected to a potable water supply	☐	☐	☐	☐	☐	☐
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	☐	☐	☐	☐	☐	☐
	ss8/2 Services lifts	☐	☐	☐	☐	☐	☐
	ss8/3 Escalators and moving walks	☐	☐	☐	☐	☐	☐
ss9	ss9/1 Mechanical ventilation	☐	☐	☐	☐	☐	☐
	ss9/2 Air conditioning systems	☐	☐	☐	☐	☐	☐
ss10	Building maintenance units providing access to exterior and interior walls of buildings	☐	☐	☐	☐	☐	☐
ss11	Laboratory fume cupboards	☐	☐	☐	☐	☐	☐
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	☐	☐	☐	☐	☐	☐
	ss12/2 FM radio frequency systems and infrared beam transmission systems	☐	☐	☐	☐	☐	☐
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	☐	☐	☐	☐	☐	☐
	ss13/2 Natural smoke control	☐	☐	☐	☐	☐	☐
	ss13/3 Smoke curtains	☐	☐	☐	☐	☐	☐
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	☐	☐	☐	☐	☐	☐
	ss14/1 Emergency power systems	☐	☐	☐	☐	☐	☐
	ss14/2 Signs in relation to any specified systems 1-13	☐	☐	☐	☐	☐	☐

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COMPLIANCE SCHEDULE *[Continued]*

			Applicant to complete				
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
	ss15/1 Systems for communicating spoken information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
	ss15/2 Final exits	☐	☐	☐	☐	☐	☐
	ss15/3 Fire separations	☐	☐	☐	☐	☐	☐
	ss15/4 Signs for communicating information intended to facilitate evacuation	☐	☐	☐	☐	☐	☐
	Ss15/5 Smoke separations	☐	☐	☐	☐	☐	☐
ss16	Cable cars	☐	☐	☐	☐	☐	☐

*Only include where one or more of ss1-6, 9 or 13 are included.

10. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☑ Plans and specifications (list) 2x Floor Plans
2x Fire Specs
2x Roof Flashing specs

☐ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: [Please specify]: _____

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COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

$ 6,000 — GST inclusive Project floor area _____ m²

FEE PAYABLE

Project Information Memorandum	$
Building Administration	$ 130 —
Technical Processing fee	$ 85 —
Inspection fee	$ 118 —
Certificate of Title	$ 15 —
Other	$
LODGEMENT FEE	$ 348 —
Technical Processing fee	$
Inspection fee	$
Industry Levy (DBH)	$
Industry Levy (BRANZ)	$
BCA Levy	$
Vetting	$
Producer Statements	$
Compliance Schedules	$
Vehicle Crossing	$
Street Damage	$
Water Connection	$
Sewer Connection	$
Peer Review	$
N Z F S	$
Development Contribution	$
	$
	$
TOTAL BALANCE PAYABLE	$
Lodgement deposit	$ 348 —
Date paid	4/12/13
Receipt No.	166106
Consent fee balance	$
Date paid	
Receipt No.	

BC ONLY
-71932

Granted by B. BESTER

Signature _____

Date 9/12/13

Issued by H Ferguson

Signature _____

Date 10/12/13

Please complete
Forward any refunds or further invoices to:

_____

_____

_____

$348

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COMPOSITE COMPUTER REGISTER UNDER LAND TRANSFER ACT 1952

R.W. Muir
Registrar-General of Land

BC ONLY
-71932

Identifier	**SA26D/139**
Land Registration District	**South Auckland**
Date Issued	09 March 1981

Prior References
SA434/96

Estate	Fee Simple - 1/2 share
Area	1011 square metres more or less
Legal Description	Lot 76 Deposited Plan 16309

Proprietors
Gavin Motai Park and Roseanne May Park

Estate	Leasehold	**Instrument**	L H331074.1
		Term	999 years commencing on 1.2.1981
Legal Description	Flat 1 Deposited Plan South Auckland 29652		

Proprietors
Gavin Motai Park and Roseanne May Park

Interests

Subject to Section 15 Rotorua Town Lands Act 1920 (Affects Fee Simple)

Appurtenant hereto is a drainage right created by Transfer 83101 (Affects Fee Simple)

H331074.1 Lease of Flat 1 DPS 29652 Term 999 years commencing on 1.2.1981 Composite CT SA26D/139 issued - 9.3.1981 (Affects Fee Simple)

Land Covenant in Lease H331074.1 - 9.3.1981 (Affects Fee Simple)

H331074.2 Lease of Flat 2 Term 999 years commencing on 1.2.1981 Composite CT SA26D/140 issued - 9.3.1981 (Affects Fee Simple)

9293963.3 Mortgage to ANZ Bank New Zealand Limited - 8.2.2013 at 9:35 am

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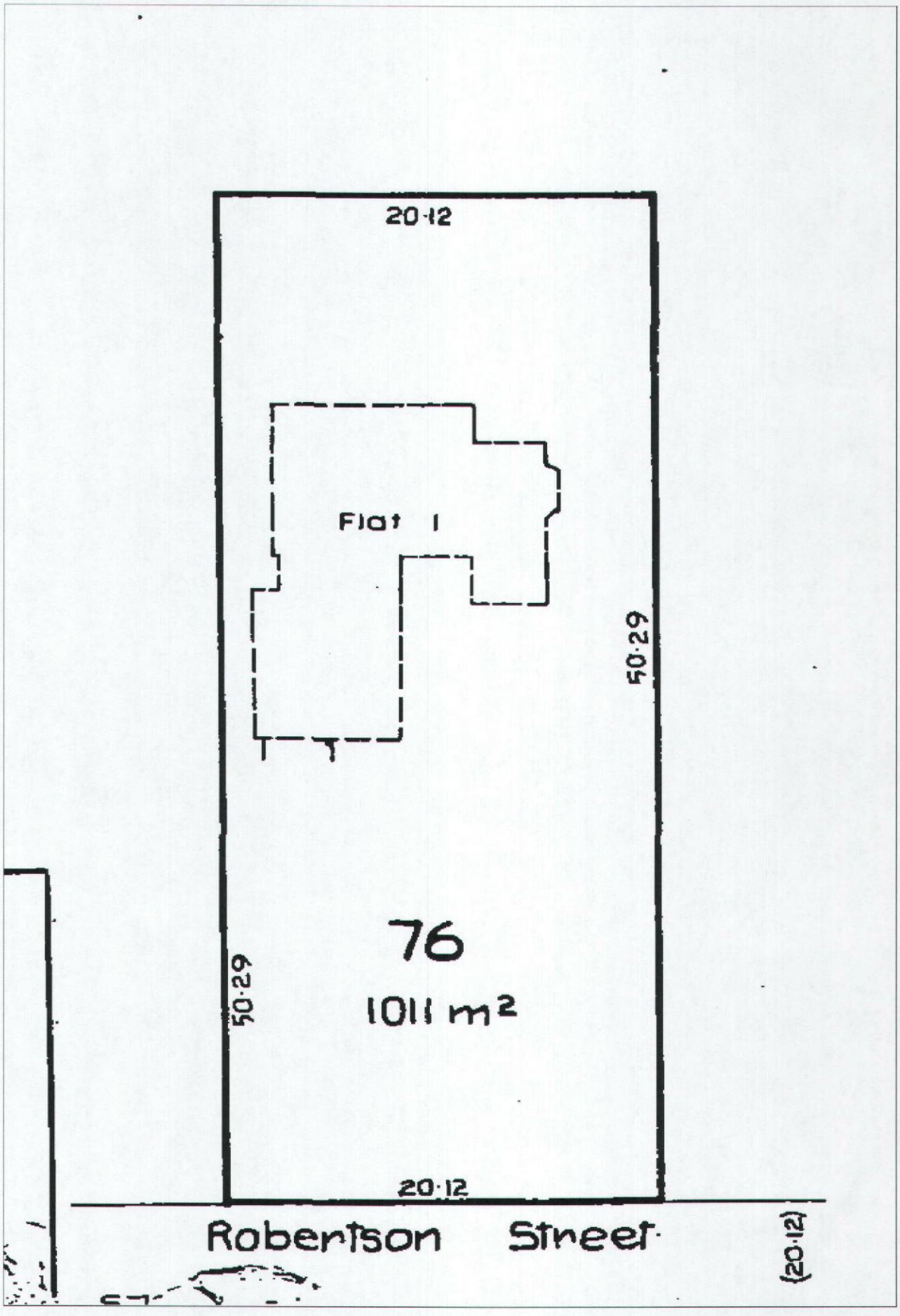

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DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

Solid Fuel Burner Processing and Vetting Checklist

For initial completion by the applicant

BC ONLY # 71932

Ref: CPV 03
Ver: 04
Issued: 22 June 2011
Page 1 of 2
Doc No.: OW-105214

Copies Rqd	ADMINISTRATION CHECKLIST *To be completed by Customer Service Centre*	Complete ✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness	✓
1	Green PIM/BC Master cover has been completed	✓
1	Site Inspection Card completed	✓
1	Applicant Inspection card complete	✓
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card	✓
	Form 2 administratively complete and front cover signed appropriately	✓

Applicant
S = Supplied
N/A= Not Applicable

Please arrange an vetting appointment through customer services should you wish to lodge this application in person (2 copies of plans and any relevant specifications to be supplied with application)

Building Consent No. | **Processor Name:** B. BESTER

	Description	Applicant		RDC ONLY		
Solid Fuel Heater C1,C2,B1,E2,E3,B1,B2,F7						
1	Is the appliance 'clean air' approved? *Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)* MPZ APP	S	N/A	P	F	N/A
2	Entire floor plan showing distances to windows/doors and flammable materials *(Line drawings to show all windows and doors! curtains are restrained if close to fire)* Sheet	S	N/A	P	F	N/A
3	Means of Escape not been effected by installation of SFH NOT APP	S	N/A	P	F	N/A
4	Manufacturer specifications provided? (*Ensure specific make and model of appliance to be installed is nominated in manufacturer's specifications,).* Brochure	S	N/A	P	F	N/A
5	Hearth dimensions and fixings *(Manufacturer's technical literature provided with application)* Brochure	S	N/A	P	F	N/A
6	Is heat transfer mitigated? (*Clearance distances specific to make and mode of appliance are stated in manufacturer's specifications)* Sheet	S	N/A	P	F	N/A
7	Ventilation provided? (*opening windows to room*) EXIST TO G4	S	N/A	P	F	N/A
8	Seismic restraint (*Refer to manufacturer's specifications)* NOTED	S	N/A	P	F	N/A
9	Domestic smoke alarm(s) detailed on floor plan (*Refer to NZBC F7 for requirements within 3m of sleeping areas and on escape route of each level)* . 10F7	S	N/A	P	F	N/A
10	Construction of hearth details *Acceptable solution or manufacturer's tested hearth* MANUFACTURERS SPEC	S	N/A	P	F	N/A
11	Flashing details? Roof/wall penetrations. *NZBC E2 or EPDM (alternative solution accepted by Council due to product history)* TO E2	S	N/A	P	F	N/A
12	Flue heights above roof TO 2918	S	N/A	P	F	N/A
13	Cross section through roof provided? Sheet	S	N/A	P	F	N/A
Wet back addition G12,H1						
14	Can the appliance be fitted with a wet back? *Ref: Ministry for the Environment web site for a list of approved appliances (not applicable if over 2 ha)*	S	N/A	P	F	N/A
15	Producer statement/certificate required after installation? *Note on building consent (e.g. radiators, pumps etc)*	S	N/A	P	F	N/A

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16	Tempering valve for new wet backs?	S	N/A	P	F	N/A
17	Wetback installation diagram (*Fully vented system? Under/Over piping needs to be independently vented)*	S	N/A	P	F	N/A
Other Solid Fuel Heaters, Central Heating etc B1,B2,C1,G4,G12						
19	Second hand fires must have a producer statement from a recognised expert	S	N/A	P	F	N/A
20	Diesel burners have isolating tap? (*Do they require automatic cut off solenoid?)*	S	N/A	P	F	N/A
21	Exterior diesel burners clear of opening windows/doors? (*See instructions for clearance or refer to NZS 5621)*	S	N/A	P	F	N/A
22	Piping layout included on plan (*radiators)*	S	N/A	P	F	N/A
23	Producer statement/certificate required after installation? *Note on building consent (e.g. radiators, pumps etc)*	S	N/A	P	F	N/A
24	Open fire complies with C/AS1 parts 9–9.5	S	N/A	P	F	N/A

RDC
P = Pass
F = Non-compliance with the Building Code – further information required
N/A= Not Applicable
RDC staff to record reasons for decisions in question text box

Other considerations (*waivers and modifications- alternative solutions, TL and PS format, authors-warnings and bans etc)*

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

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GeyserView IV Parcel Report

Legal desc: Lot 76 DP 16309

Parcel Information

Parcel is 'ghosted'

Oz Parcel Id	PFile	Full Address	Parcel Name
6565/32	P02059	43A ROBERTSON STREET, GLENHOLME	FLAT 1 DPS 29652
Title(s)	*SA26D/139*		
6565/33	P02060	43B ROBERTSON STREET, GLENHOLME	FLAT 2 DPS 29652
Title(s)	*SA26D/140*		
0000/197	UNDERLYING SU	43 ROBERTSON STREET, GLENHOLME	LOT 76 DP 16309
Title(s)	*SA26D/139*		

*06512*283*00*A* 43A ROBERTSON STREET — FLAT 1 DPS 29652 ON LOT 76 DP 16309 -HAVING 1/2 INT IN 1011 SQ METRES

Capital Value $353,000.00 *Land Value* $138,000.00

Improvements DWG OBS OI

Area (ha)

Connections: *Sewer* 1
Water 1
Refuse Charges 1

DESTINATION ROTORUA
ROTORUA DISTRICT COUNCIL

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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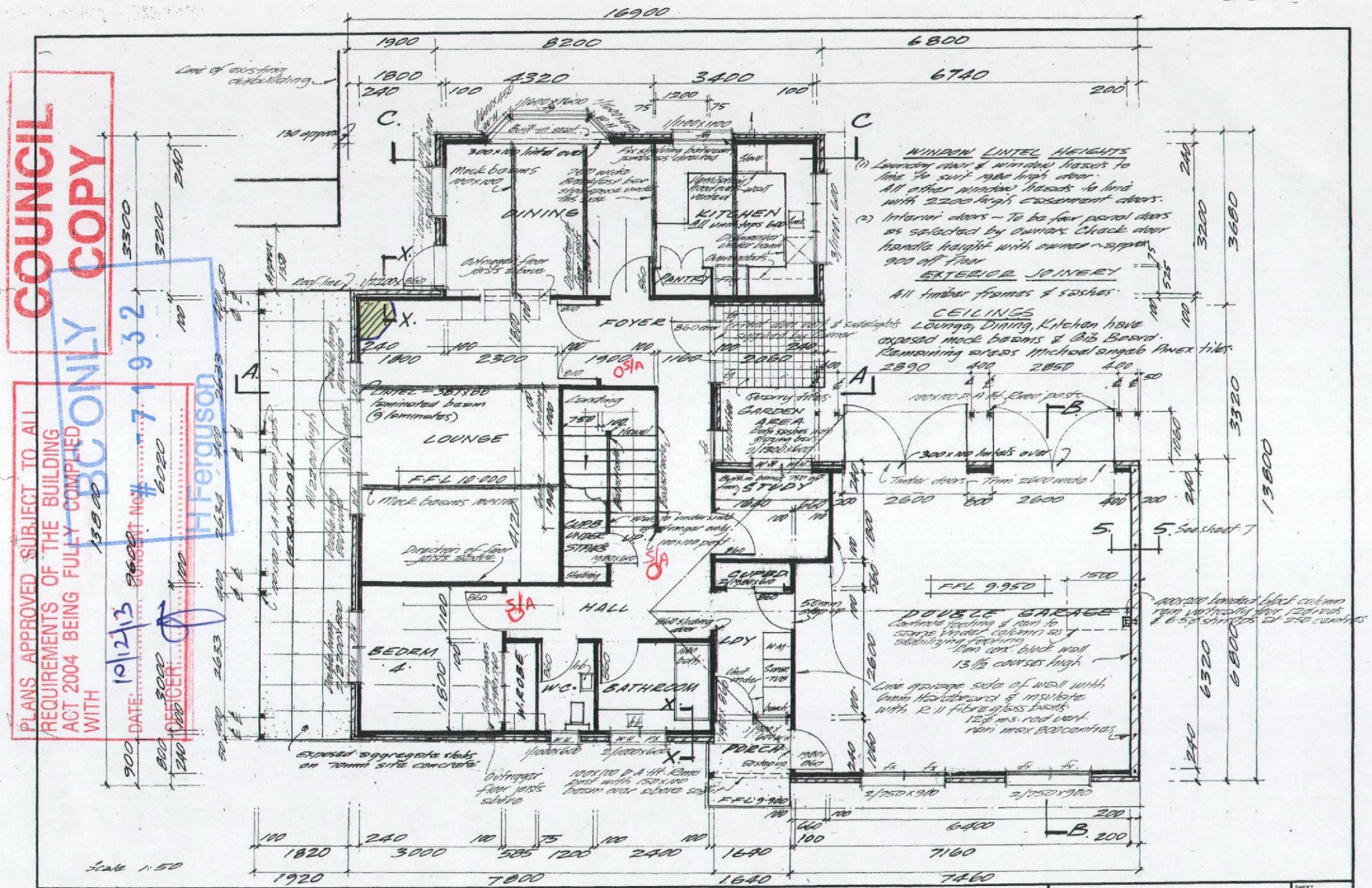

WINDOW LINTEL HEIGHTS

(1) Laundry door & window heads to line to suit 1980 high door. All other window heads to line with 2200 high casement doors.

(2) Interior doors - To be four panel doors as selected by owners. Check door handle height with owner - approx 900 off floor

EXTERIOR JOINERY

All timber frames & sashes.

CEILINGS

Lounge, Dining, Kitchen have exposed mock beams & GIB Board. Remaining areas Michael angelo Pinex tiles.

GROUND FLOOR PLAN

PROPOSED RESIDENCE for MR. & MRS. T. ROMLEY ROTORUA

by KEARNEY DESIGN
27 Devon St. Rotorua

DRAWN WEK	CHECKED	SCALES 1:50	SHEET 2
TRACED	DATE		SERIES OF 7
			REF

Document Set ID: 2717019
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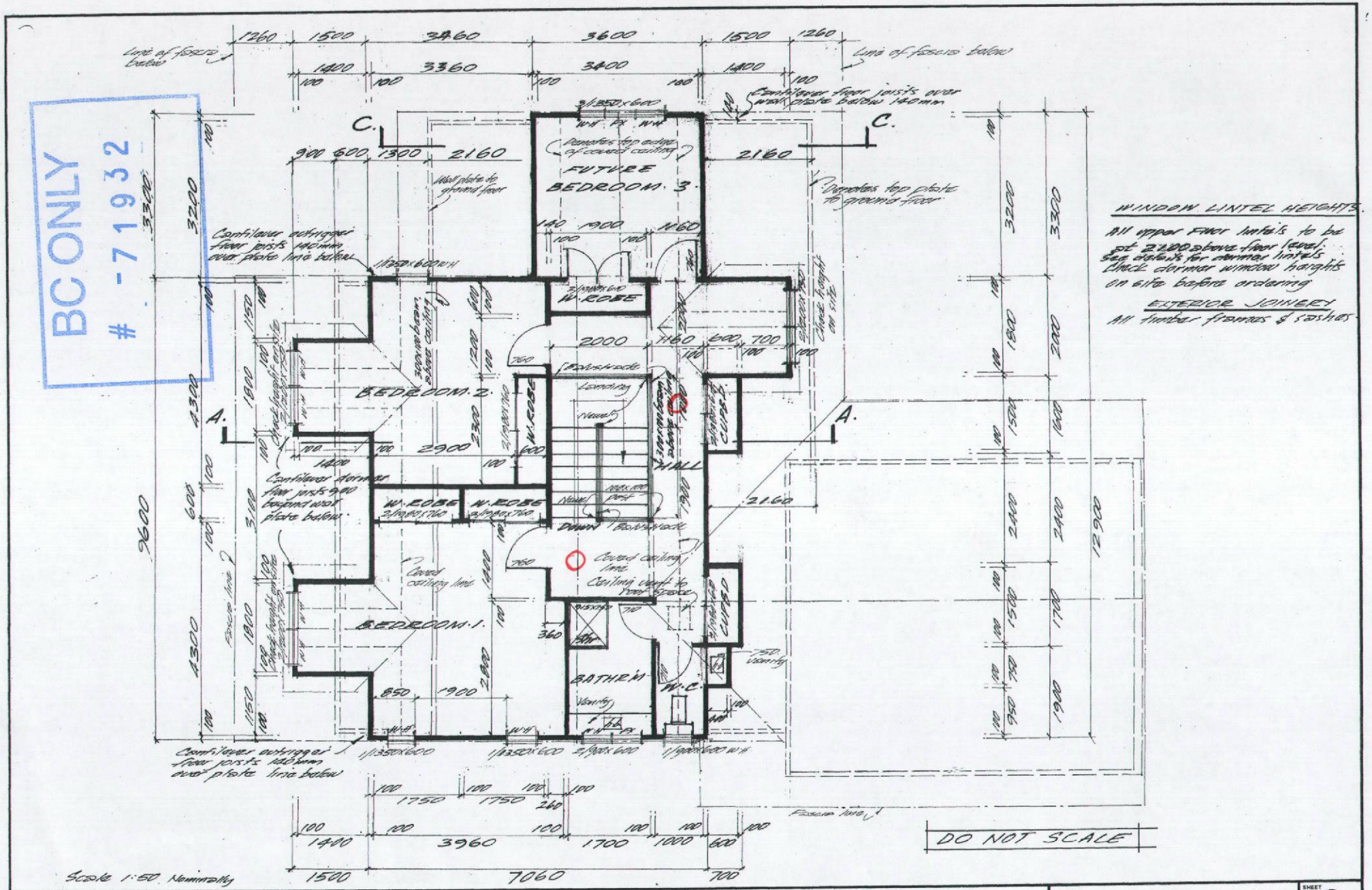
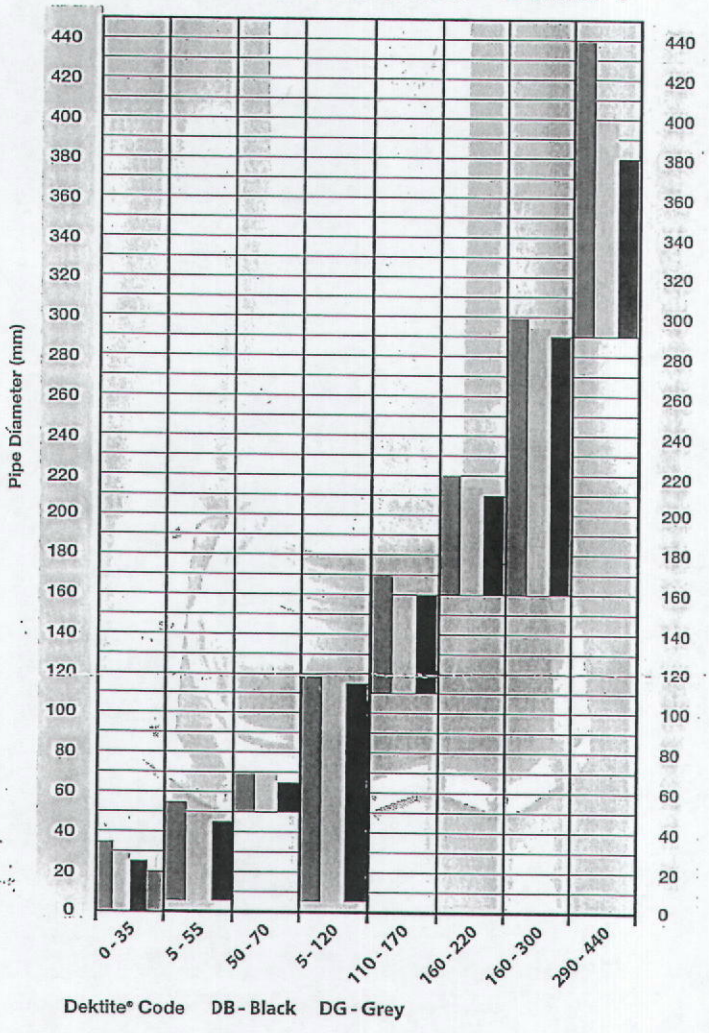
BC ONLY
- 71932


FUTURE BEDROOM. 3.
BEDROOM. 2.
BEDROOM. 1.
W. ROBE
W. ROBE
W. ROBE
LINEN
LINEN
LINEN

Dektite®

COUNCIL COPY

Dektite® Selector Chart



- From 0 to 30° pitch
- From 30 to 35° pitch
- From 35 to 45° pitch
- From 45 to 60° pitch (DFE 0-35 only)

Step 1
Select the pitch of your roof and choose your colour

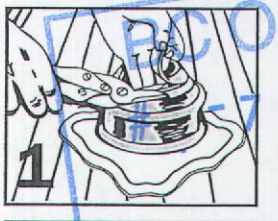
Step 2
Select the pipe diameter

Step 3
Read across until you reach your colour

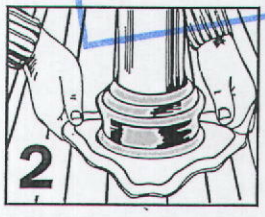
INSTALLATION INSTRUCTIONS

For more effective drainage always fit the Dektite on the Diamond as shown.

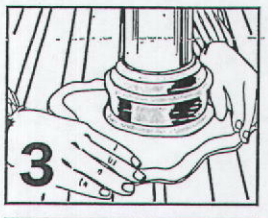
BC ONLY



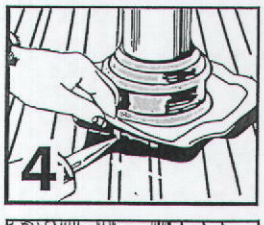
Cut a neat hole in roofing sheet with minimum clearance for pipe and insert pipe through hole. Trim the cone to suit pipe size using sharp tin snips. (Where necessary, support cut sections of sheet with additional timber framing).



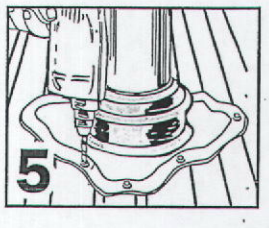
Slide Dektite® flashing down over pipe. Lubricating the pipe with water allows the pipe to slide snugly into position.



Press base to the roof profile by hand, smooth out any awkward creases. Don't fully extend to allow for vibration.



Apply a neutral cure silicone* sealant by turning back the flexible flange.



Fasten using class 4 coating washered screws. Fit fasteners progressively outward in opposing pairs to avoid gaps.

Silicone Sealants

Use only Neutral Cure, Alcohol free, Low Modulus Sealant (Silicone). Deks Industries have trialed the following silicone sealants and found them to provide a satisfactory seal between the EPDM and most commonly used roofing materials.

- OCI Roof and Gutter N-192, Silicone Sealant
- Selleys® Roof & Gutter Silicone Sealant
- Sikasil®-C Multipurpose Silicone Sealant
- Bostik Findley Roof & Gutter Silicone Sealant
- Dow Corning® 791 Silicone Weatherproofing Sealant

20 YEAR WARRANTY

Dektite®

First and the Best!

Document Set ID: 2717019
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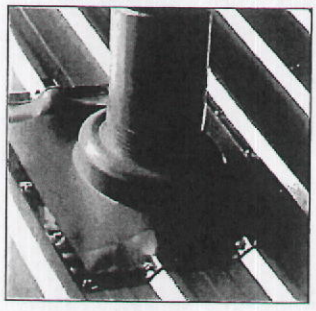
Dektite® Soaker™

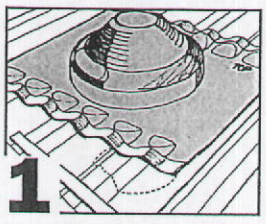


The perfect flashing for all tray roofs

20 YEAR WARRANTY

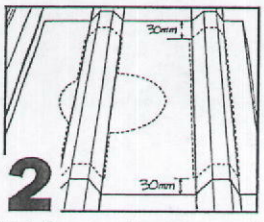
The large base of the Dektite® Soaker™ dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.

INSTALLATION INSTRUCTIONS



1

Mark position of pipe on roofing sheet, centre Dektite® over mark ensuring word "top" is towards highest part of roof, and preform Dektite® flanges to roof profile.

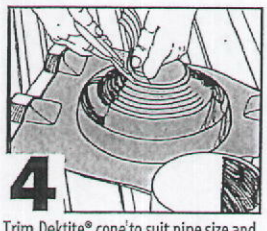


2

Mark ribs or corrugations to be removed to allow adequate drainage around cone. Allow at least 30mm all round to fasten Dektite's® aluminium strips to roofing sheet

3

Cut out marked portions of roof, filing away sharp edges and install pipe securely in place. Where necessary, support cut sections of sheet to additional roof framing.



4

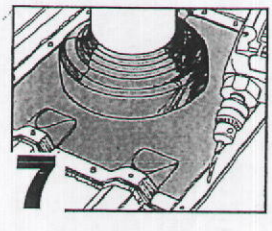
Trim Dektite® cone to suit pipe size and slide down pipe using water as lubricant.

5

Form Dektite® base into contours of roofing sheet, positioning loose strips on either side of cone in best position to ensure drainage of pan or tray. Trim excess rubber from outside of loose strips. Trimming should be considered prior to cutting of the roof sheet.

6

Apply a generous bead of neutral-cure sealant to underside of Dektite® base along entire perimeter.



7

Fasten flashing to roof using washered self-drilling screws, ensuring Dektite® forms flat trough for water run-off. Fix integral aluminium strips from centre outwards before attaching loose strips provided.

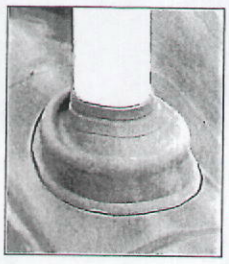
***IMPORTANT:** For a 60° pitch, do not cut below the first three sizing ribs on the 603, 605, and 606.

Easy Selection Guide

CODE	BASE mm	PIPE mm	PITCH	PIPE mm	PITCH
DF 602	410x360	75-160	0 - 60°		
DF 603	485x460	114-165	0 - 60°	165-255	0-40°
DF 605	708x635	254-358	0 - 60°	358-410	0-40°
DF 606	1006x905	380-470	0 - 60°	470-610	0-40°

E.P.D.M. withstands temperatures from -50°C to 115°C, & up to 150°C intermittently

Dektite® TileFlash



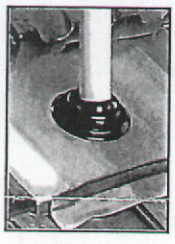
Acrylead for Concrete, Clay Tile and Slate Roofs

Designed specially for flashing penetrations on concrete tile, clay tile, and slate roofs, Tileflash combines the low profile Dektite®, with a large Acrylead® apron.

TileFlash Easy Selection Guide

CODE	PIPE mm	BASE mm	PITCH
TFL0-35	0-35	350 x 600	60°
TFL0-35TWIN	0-35 +0-35	350 x 800	60°
TFL5-55	5-55	350 x 600	45°
TFL50-70	50-70	350 x 600	45°
TFL5-120	5-120	400 x 600	45°
TFL110-170	110-170	450 x 600	45°
TFL175-325	175-325	600 x 900	45°

Dektite® TileFlash Aluminium



The versatile solution for pressed metal and stone chip tiles

20 YEAR WARRANTY

The base is 99.9% pure grade aluminium - strong, malleable and easy to install. Environmentally friendly, ideal where potable water is collected.

Aluminium Easy Selection Guide

Code	PIPE mm	BASE mm	PITCH	COLOUR
TFA 12-70	12 - 70	600 x 450	0 - 40°	BLACK (EPDM)* RED (EPDM)*
TFA 50-170	50 - 170	600 x 500	0 - 45°	
TFA 110-220	110 - 200	900 x 600	0 - 45°	
TFA 160-300	160 - 300	900 x 764	0 - 45°	

E.P.D.M. withstands temperatures from -50°C to 115°C, & up to 150°C intermittently

HINT: When flashing a metal flue that has an exposed seam, using a neutral cure sealant, seal the seam from underside of cowl to the top of Dektite® cone.

INSTALLATION INSTRUCTIONS

1

Trim Tileflash cone to suit pipe size.

2

After first lubricating the flue with water, slide Tileflash down to tile level.

3

Flatten the apron and form a anti-cappillary fold. Then place the upper edge of the base underneath the tiles up stream.

4

Finally, dress the apron to the surrounding tile area.

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COUNCIL COPY

Masport Heating	MODEL	HESTIA 2 CLEAN AIR HESTIA CLEAN AIR HW

INSTALLATION SPECIFICATION SHEET

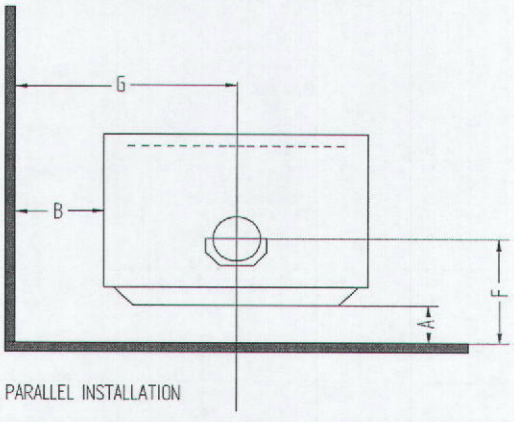
These instructions must be used in conjunction with the 'General Installation Instructions' for MASPORT wood fires.

CLEARANCE REQUIREMENTS

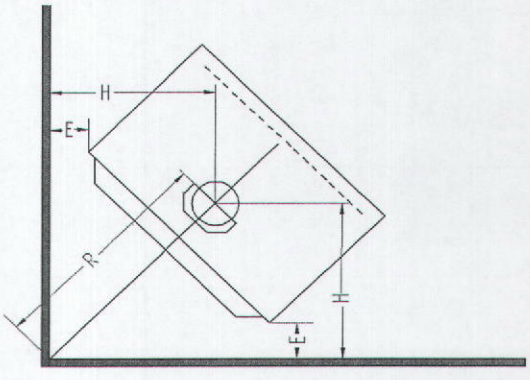
This fire has been tested to the Australian/New Zealand Standard AS/NZS 2918:2001 and all installations must be in accordance with the minimum clearances to combustibles indicated in these instructions.

The minimum clearances to combustables may be reduced if the combustable walls are shielded with an approved non-combustable material. Details of suitable materials and appropriate clearance reduction factors are present in Section 3 of AS/NZS 2918:2001.

POSITIONING YOUR FREE-STANDING WOODFIRE



PARALLEL INSTALLATION



CORNER INSTALLATION

NEW ZEALAND

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
HESTIA 2 CLEAN AIR	LOGAIRE DOUBLE SKIN S/S POLISHED	50	340	25	213	660	366	518
	WITHOUT FLUE SHIELD	270	340	150	433	660	491	695

AUSTRALIA

MINIMUM DISTANCES TO HEAT SENSITIVE WALLS (mm)

MODEL	FLUE HEAT SHIELD	A	B	E	F	G	H	R§
HESTIA CLEAN AIR HW	FLOWMET UNIVERSL FLUE SYSTEM	260	240	100	423	560	441	624
	AHD SPECIAL INSULATED FLUE KIT	150	280	100	313	600	441	624

§ Valid only when the room walls are at 90° to each other.

‡ Note: Clearances are for fire hazard only. For durability of finishes or surfaces you should contact the relevant manufacturer for their specification. Glen Dimplex Australasia Ltd accepts no responsibility for the deterioration of surfaces or finishes.

See " INSTALLING THE FLUE " for recommended Australian flue systems.

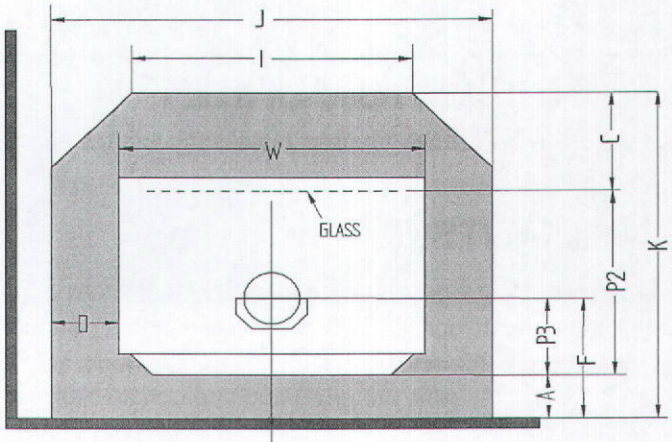
PRT. NO.	HCAM0738
DATE:	07.09.2010

O:\W-F INSTALLATION SPECIFICATIONS\Individual Installation Data Sheets\INSTALLATION SPECIFICATIONS INDIVIDUAL LOGAIRE\HCAM0738_HESTIA 2 CLEAN AIR & HESTIA CLEAN AIR HW_Data Sheet-10-09-07.xls

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

FLOOR PROTECTOR (Hearth) REQUIREMENTS
PARALLEL INSTALLATION

MINIMUM FLOOR PROTECTOR DIMENSIONS IN mm



PARALLEL INSTALLATION

DIMENSIONS IN THE TABLE ARE VALID ONLY WHEN THE FIRE IS EXACTLEY AT ITS MINIMUM ALLOWABLE WALL CLEARANCE.

NEW ZEALAND

MODEL	Flue Shield	Floor Protector height	A#	C#	D	F	I	J	K#	P2	P3	W	Floor Protector Type Ø
HESTIA 2 CLEAN AIR	*		50	300	130	213	600	900	820	470	163	640	ASH
	**		270	340	130	433	600	900	1040	470	163	640	ASH

* Logaire double skin S/S polished 1200 mm shield

** Without flue shield

AUSTRALIA - ALL WITH FLUE HEATSHIELD

MODEL	Flue Shield	Floor Protector height	A#	C#	D	F	I	J	K#	P2	P3	W	Floor Protector Type Ø
HESTIA CLEAN AIR HW	*		260	300	130	423	600	900	1030	470	163	640	ASH
	**		150	300	130	313	600	900	920	470	163	640	ASH

* FLOMET UNIVERSAL FLUE SYSTEM

** AHD SPECIAL INSULATED FLUE KIT

Ø for minimum constructional requirements see general installation instructions.
Valid only when the fire is exactly at its minimum allowable wall clearance.

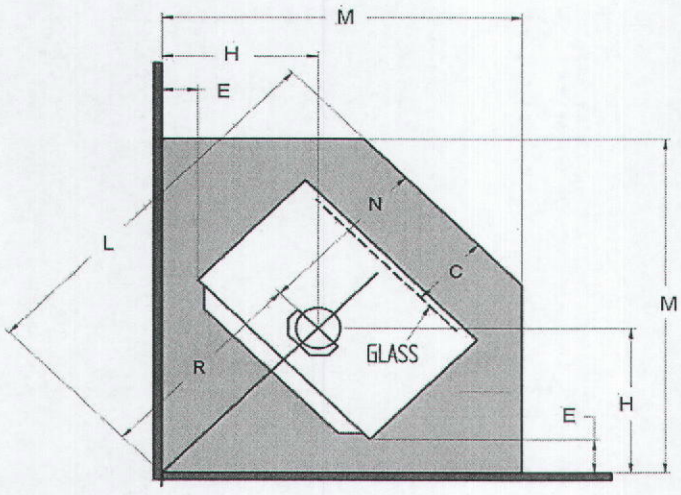
NOTE: Where a fan is being fitted, you may prefer to increase the 'A' dimension to 100 mm to provide easier access for servicing. If so, the amount you add to 'A' to bring it to 100 mm must also be added to the 'C' and 'S' dimensions.

O:\W-F INSTALLATION SPECIFICATIONS\Individual Installation Data Sheets\INSTALLATION SPECIFICATIONS INDIVIDUAL LOGAIRE\HCAM0738_HESTIA 2 CLEAN AIR & HESTIA CLEAN AIR HW_Data Sheet-10-09-07.xls

Document Set ID: 2717019
Version: 1, Version Date: 11/12/2013

FLOOR PROTECTORS (Hearth) REQUIREMENTS
CORNER INSTALLATION

MINIMUM FLOOR PROTECTOR DIMENSIONS IN mm



DIMENSIONS IN THE TABLE ARE VALID ONLY WHEN THE FIRE IS EXACTLEY AT ITS MINIMUM ALLOWABLE WALL CLEARANCE.

NEW ZEALAND

MODEL	Flue Shield	Floor Protector Height	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
HESTIA 2 CLEAN AIR	*		300	25	366	1125	1008	607	518	ASH
	**		300	150	491	1302	1133	607	695	ASH

* Logaire double skin S/S polished 1200 mm shield

** Without flue shield

AUSTRALIA

MODEL	Flue Shield	Floor Protector Height	C	E	H#	L#	M#	N	R#	FLOOR PROTECTOR TYPE
HESTIA CLEAN AIR HW	*		300	100	441	1231	1083	607	624	ASH
	**		300	100	441	1231	1083	607	624	ASH
		-								

* FLOMET UNIVERSAL FLUE SYSTEM

** AHD SPECIAL INSULATED FLUE KIT

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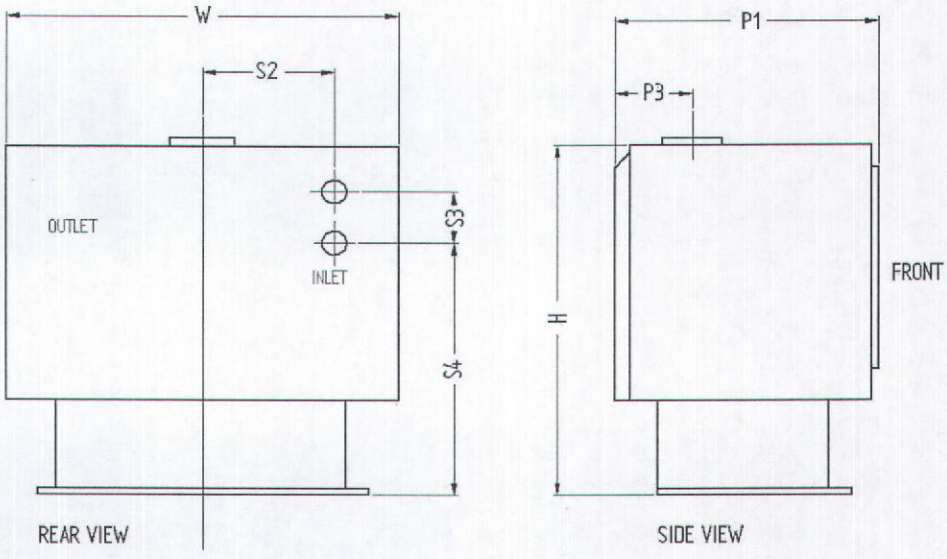
Version: 1, Version Date: 11/12/2013

FREE STANDING FIRE DIMENSIONS



MODEL		P1	P3	H	W	S1	S2	S3	S4
HESTIA 2 CLEAN AIR		523	163	706	640	-	200	120	343
HESTIA CLEAN AIR HW									

O:\W-F INSTALLATION SPECIFICATIONS\Individual Installation Data Sheets\INSTALLATION SPECIFICATIONS INDIVIDUAL LOGAIRE\HCAM0738_HESTIA 2 CLEAN AIR & HESTIA CLEAN AIR HW_Data Sheet-10-09-07.xls

Document Set ID: 2717019
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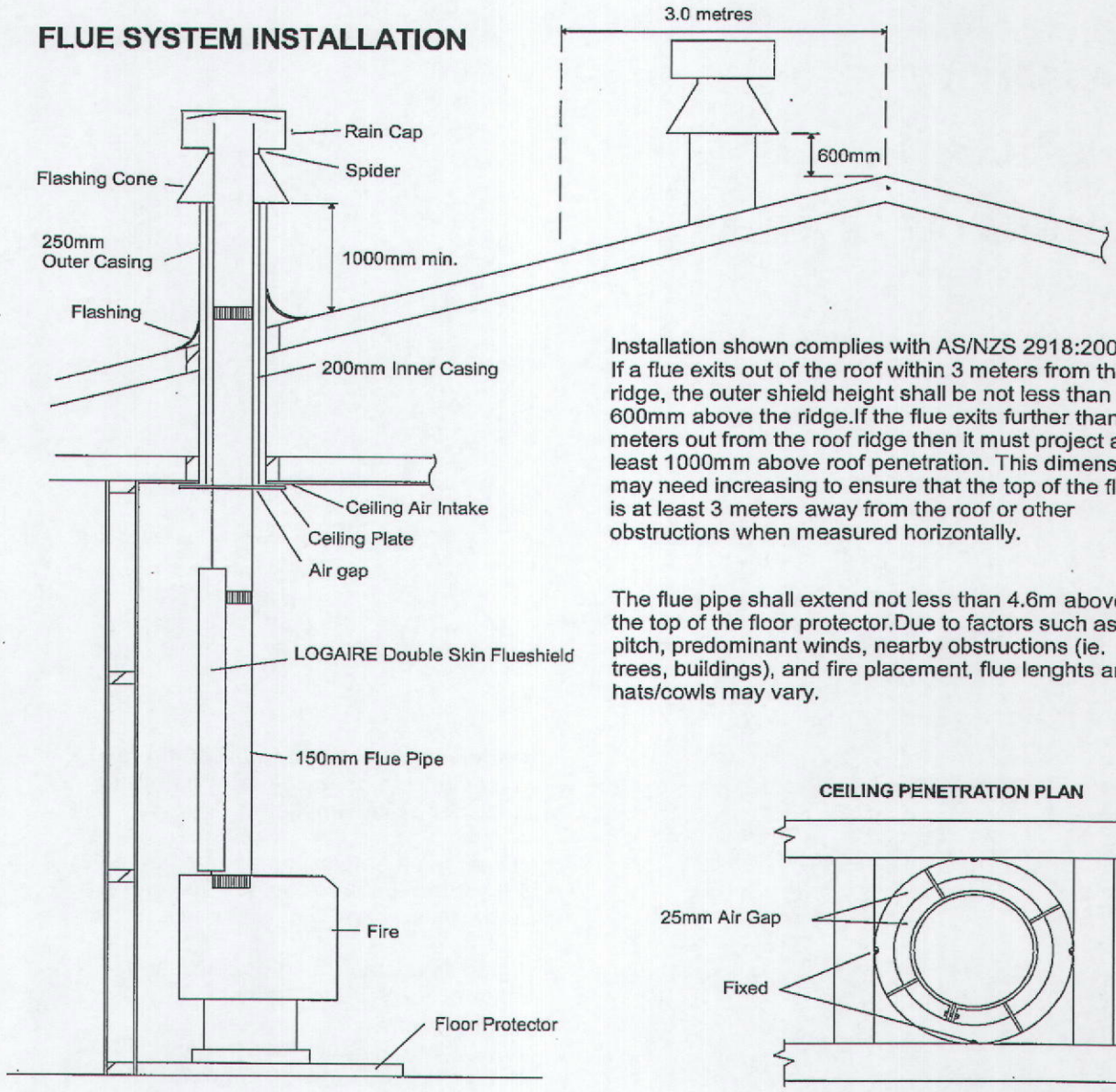
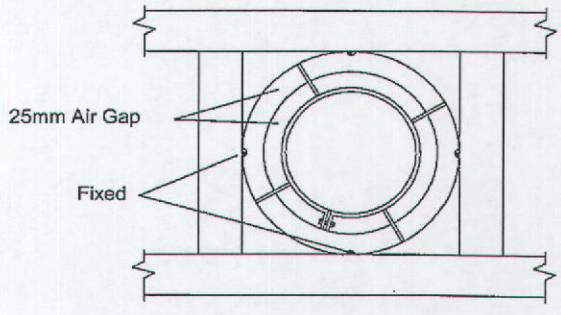
FLUE SYSTEM INSTALLATION



Installation shown complies with AS/NZS 2918:2001. If a flue exits out of the roof within 3 meters from the ridge, the outer shield height shall be not less than 600mm above the ridge.If the flue exits further than 3 meters out from the roof ridge then it must project at least 1000mm above roof penetration. This dimension may need increasing to ensure that the top of the flue is at least 3 meters away from the roof or other obstructions when measured horizontally.

The flue pipe shall extend not less than 4.6m above the top of the floor protector.Due to factors such as roof pitch, predominant winds, nearby obstructions (ie. trees, buildings), and fire placement, flue lenghts and hats/cowls may vary.

CEILING PENETRATION PLAN



FLUE SYSTEM INSTALLATION 150mm

THS DIAGREM IS VALID FOR NZ INSTALLATIONS

FOR INSTALLATIONS IN AU PLEASE REFER TO SPECIFIC FLUE INSTALLATION INSTRUCTIONS

Document Set ID: 2717019
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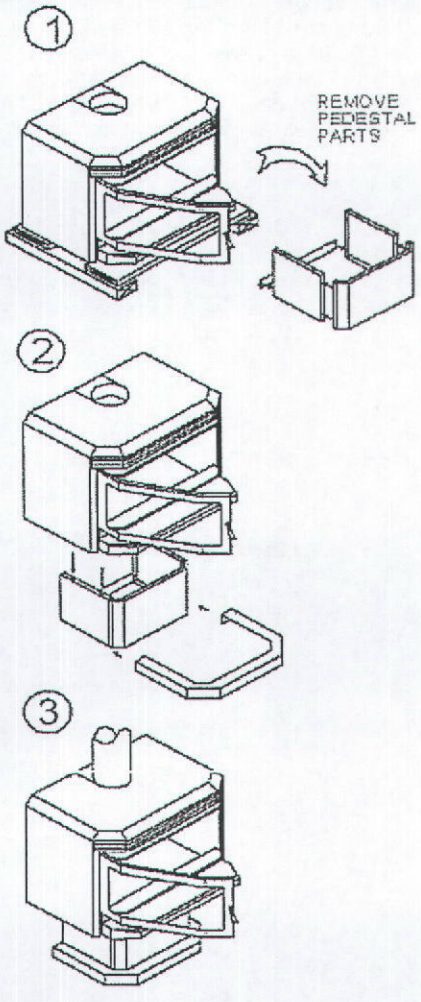
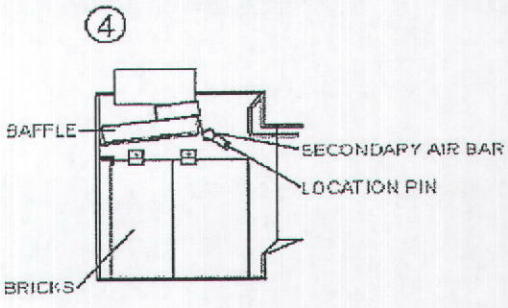
ASSEMBLY OF

HESTIA 2 CLEAN AIR

HESTIA CLEAN AIR HW





Remove the contents from the fire and assemble the pedestal parts using the nuts and bolts supplied.

(Note: the 4 longer bolts are for stage 2). Lower the fire onto the now assembled pedestal unit and bolt to the fire.

Place assemble fire in position and seismic restraint to the floor.

Next, if not already fitted in place, fit the baffle plate into place. The baffle plate is to be situated in the upper half of the fire and sits onto the brackets fitted inside the firebox.

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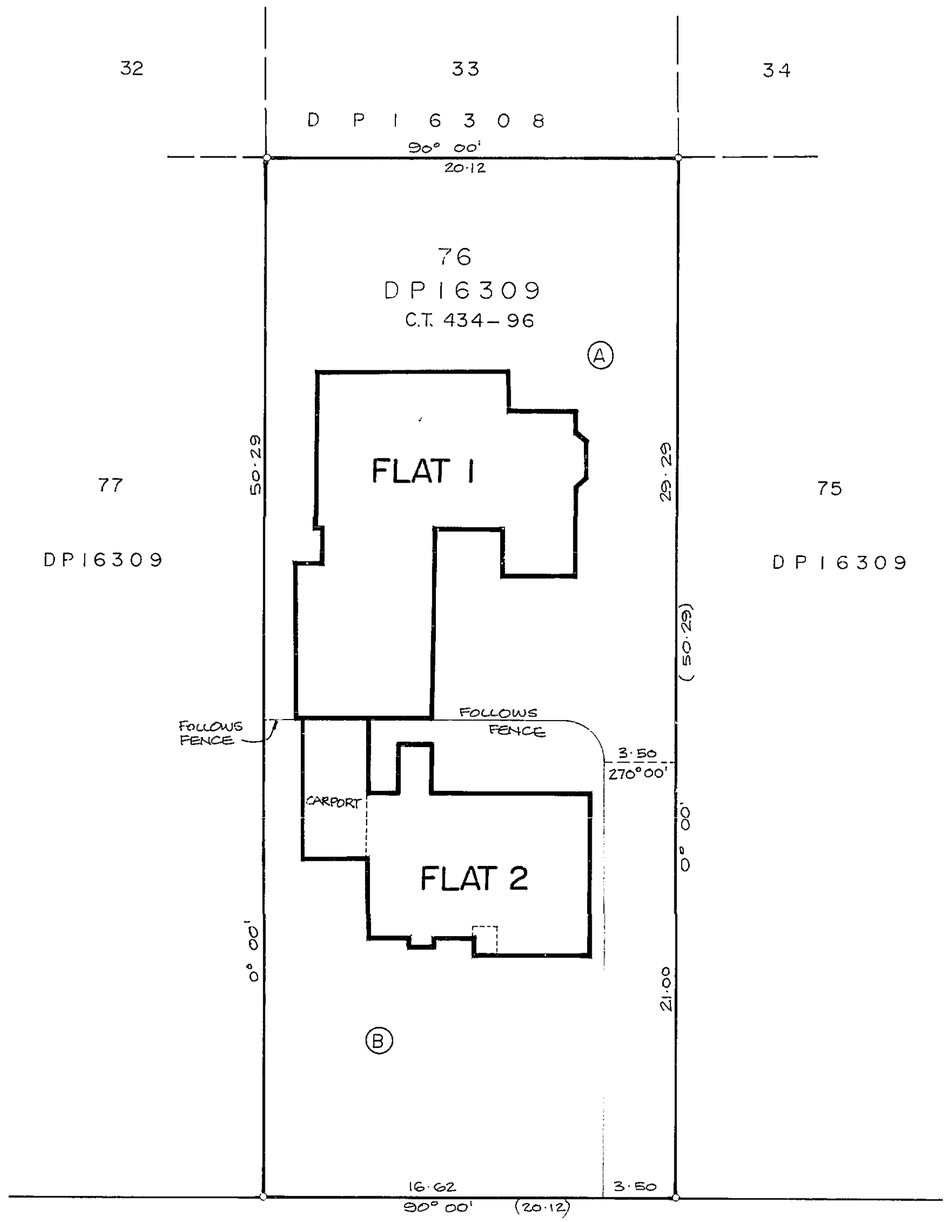
Flat 1
Flat 2



S.T. ROMLEY

R.B. ROMLEY

PURSUANT TO SECTION 314 OF THE LOCAL GOV'T. ACT 1974 I HEREBY CERTIFY

(a) THAT AS TO FLAT 2, THE BUILDING SHOWN HEREON WAS CONSTRUCTED BEFORE 1ST APRIL 1979 AND WAS PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AS ARE REQUIRED BY THE BY-LAWS OF THE ROTORUA DISTRICT COUNCIL APPLYING ON THIS DATE, AND

(b) THAT AS TO FLAT 1 AND THE CARPORT FOR FLAT 2 CONSTRUCTION OF THE BUILDINGS SHOWN HEREON COMMENCED AFTER 1ST APRIL 1979 AND A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDINGS HAS BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO ITS BY-LAWS.

DATED THIS 18th DAY OF December 1980

DISTRICT EXECUTIVE OFFICER

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE WITHIN THE BOUNDARIES OF LOT 76 DP16309 (CT. 434-96).

A. H. HORNER
REGISTERED SURVEYOR.

Total Area 1011 m²

Comprised in C.T. 434-96 (ALL)

I, AUSTAIR HIRST HORNER of ROTORUA

Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at ROTORUA *this* 8th *day of* December *1980 Signature*

Field Book p *Traverse Book* p

Reference Plans DP16309

Examined B E TAYLOR *Correct* I.M. WARE

Approved FOR LEASING PURPOSES ONLY

L.T. Surveyor

Deposited this 19th day of May 1981

Land Registrar

File
Received 5.1.81
Instructions Rotorua 23

DPS 29652

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK.& DIST. 1 TARAWERA
NZMS SHEET No.

FLATS SITUATED ON LOT 76 DP16309 BEING PT. SEC. 28 SUBURBS OF ROTORUA

LOCAL AUTHORITY ROTORUA DISTRICT
Surveyed by HORNER and HAWLEY
Scale 1:200 Date NOV. 1980

INCA LTD., CHRISTCHURCH.

I.F. Stirling Surveyor General Department of Lands and Survey Wellington

METRIC

Document Set ID: 2532490
Version: 1, Version Date: 07/11/2012

ASB

Printed 04:25 PM 22 Mar 2023

Direct Credit Bulk Payment – Detail

Client ID: 218208

Payment Number	4908	**Payment Name**	RLC
Withdrawal Account	12-3263-0011821-00	**Payment Total**	117.00
Due Date	22 Mar 2023	**Status**	**Fully processed**
Particulars		**Debit Type**	Bulk
Code		**Date Created**	22 Mar 2023
Reference		**Date Modified**	22 Mar 2023
		Payment Check Total	E52343BB780BE6606A5A3FE88F4A360786D2F4A5
Authorised By	acdlaa02	**Import File Check Total**	

Payee Description	Account Number	Amount	Particulars	Code	Reference	Due Date	Internal Ref.
RLC	02-0412-0234516-00	$117.00	Waste water	AFC	42 Robertson	22 Mar 2023	

Document Set ID: 2017276
Version: 1, Version Date: 29/03/2023

RDC-380470

ROTORUA LAKES COUNCIL

Application For Wastewater Connection

1. APPLICANT DETAILS *[please refer to attached notice]*

Name of Property Owner/Company:
Dave Slater Associates Limited

Street address: *[of new connection to be installed]*:
43A Robertson Street, Rotorua

Full legal description *[Lot No., DPS SD Blk No.]* Lot 76 Deposited Plan 16309

Name of applicant: *[if different from above]* agent ☑:
Andersen Civil & Drainage Limited

Phone: 07 347 0449 Cell Phone: 027 491 7587

Correspondence to be sent to: *[postal address]:*
PO Box 10054, Rotorua Mail Centre, Rotorua 3046

Email: lucas@andersendrainage.co.nz

FOR OFFICE USE ONLY

Application No: _____

Valuation No. _____

Area: _____

P.File: _____

Administration fee ☐ Yes ☐ No
[Not applicable if a service lateral exists at or within the property boundary]
$114.00 inclusive of GST
(per connection payable on application)

Cashier Receipt No. _____

Recorded by: _____

Code:76- 10-10- 5625

Date: _____

Customer Centre Stamp here:

2. CONNECTION DETAILS

Reason for connection:

☐ New House ☐ Secondary dwelling ☑ Subdivision ☐ Subdivision multiple –number of connections _____

☐ Redevelopment ☐ Change of use ☐ Separating services ☐ Relocation of connection ☐ Other _____

Description of activity: Install new wastewater connection for 43A Robertson over existing connection Consent No: _____

Type of Connection: ☑ Gravity ☐ LPGP

Is the property already connected to the Public Sewer? ☑ Yes ☐ No

Does the existing sewer line need to be disconnected? ☐ Yes ☑ No

Were any buildings demolished which were connected? ☐ Yes ☑ No

Connection size required: ☑ 100mm diameter ☐ 150mm diameter ☐ Other *[nominate size]*

Preferred location of the connection *mark on site plan]* 1.6m metres from left (right) *[circle]* side of boundary.
NB: Non-standard and all commercial connections require comprehensive services plans to be submitted at time of application.

3. DECLARATION

I acknowledge the general conditions on the attached 'Notice to Applicants' form and hereby make application for the above sewer connection and agree to meet such fees and/or conditions as may apply from time to time in respect to the Rotorua Lakes Council Water Services & Trade Wastes Bylaws 2010.

Lucas Hearn Date: 22/03/2023

Signature of owner:
[or person authorised to sign on behalf of owner]

RDC-380470

4. ENGINEERING DEPARTMENT TO COMPLETE

Trade Waste Consent Required? ☐ Yes ☐ No Authorised by Pollution Control Officer:_____

Pollution Control Case No. _____ Issued by Pollution Control Officer: _____

CONNECTION:

Approved / Lateral exists ☐ Manhole required? ☐ Connection ID size [specify]:_____

COMMENTS / CONDITIONS:

Signed by:_____ Designation:_____Date: _____

AS BUILT – WASTEWATER SERVICES

☐ As-Built records updated ☐ Scanned Signed: _____ GS STAMP

Date Sent: _____ Date Completed: _____

☐ Scanned to Property File:

5. WASTEWATER CONNECTION APPLICATION – SITE PLAN

Rear boundary

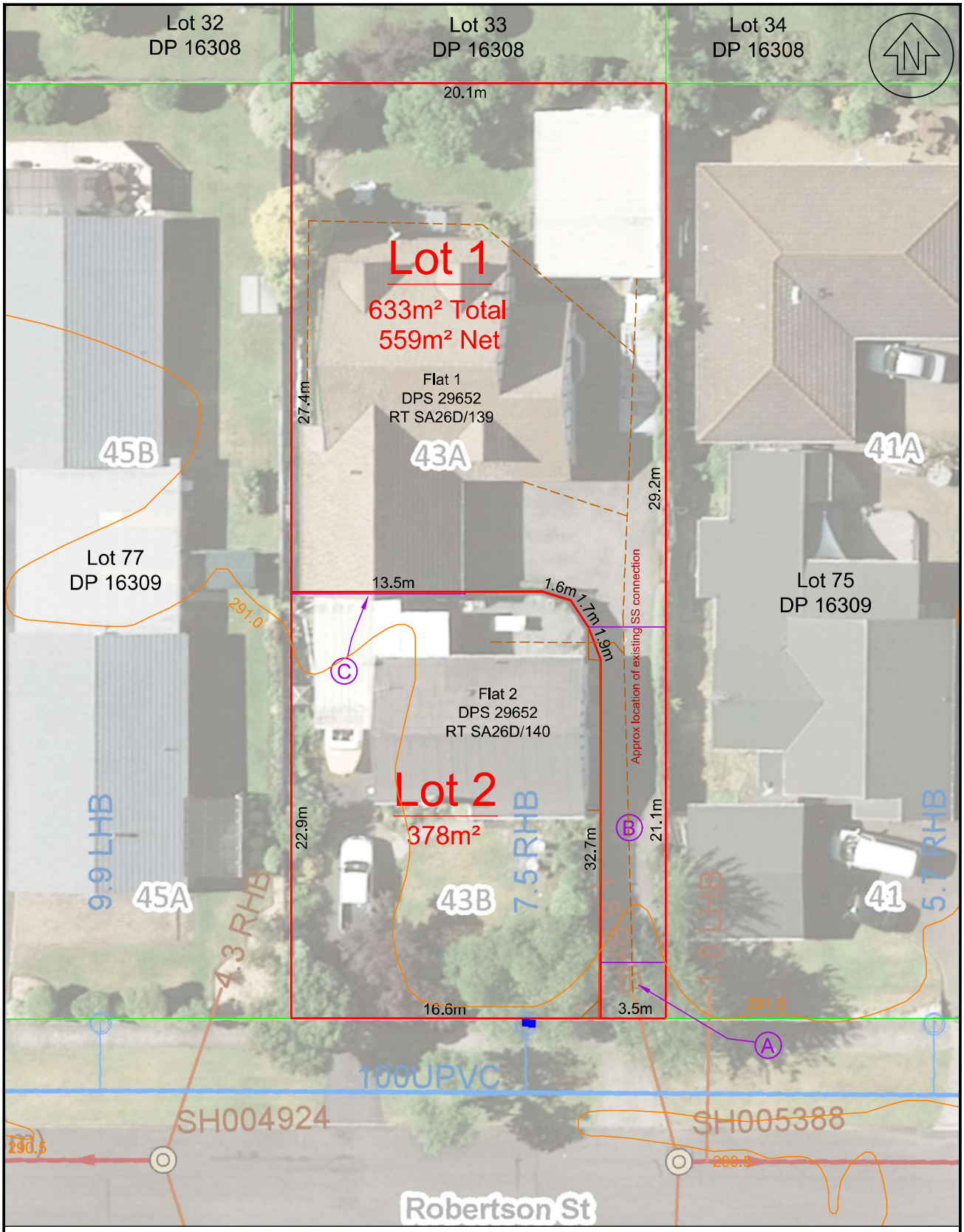
Left side boundary

PLEASE SEE NEXT PAGE

Right side boundary

Front boundary

STREET NAME:



Total Area: 1383m²

Comprised in Records of Title:
SA26D/139 & SA26D/140

Aerial photography sourced from Rotorua Lakes Council GIS System and contour data sourced from BOP Regional Council's GIS System (October 2022)
Levels are in terms of Moturiki Datum.
Contour Interval: 0.5 metre

Areas and dimensions are subject to survey

Proposed Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to Overhang Eave (Height Limited)	C	Lot 2	Lot 1
Right to Drain Sewage Pedestrian Right of Way	B	Lot 1	Lot 2

Proposed Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Sewage	A	Lot 1	Rotorua District Council

APPROVED
Date: 20 January 2023

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SurveyOne Limited
22 Grand Vue Road
Kawaha Point, Rotorua
Ph: 07 357 5883
Mobile: 027 478 6767
Email: surveyone.paul@gmail.com

DESIGNED: PJA | FILE REFERENCE: 2159
DRAWN: PJA | SURVEYED:
COMPUTED: PJA Sept/Oct 2022
PRINTED: PJA 27 Nov 2022

TITLE: **Proposed Subdivision of Lot 76 DP 16309**
43A & 43B Robertson Street

PREPARED FOR: **David Slater Associates Ltd & D & JR Sandison**

PROJECT REF: 2159
DRAWING No: **2159-1**
SHEET 1 OF 1 SHEETS
ORIGINAL SCALE (A3): 1:250

Document Set ID: 2227275
Version: 1, Version Date: 29/03/2023

6. NOTICE TO APPLICANTS

To assist you with the Application process, please read the following:

Is an application needed?
An Application Form is required for ALL new service connections, whether or not an Application Fee applies.

Administration Fee
An Administration Fee is charged where:
No service connection exists, and connection to the Public Sewer is requested.

If the application is for multiple connections for example a proposed subdivision, a single application form for that property will be accepted, however the administration fee will be charged for each connection.

An Administration Fee is NOT charged where:
An existing service connection is available at / or within the property boundary.

How do I apply?
Complete the attached wastewater connection application form and submit to Council with payment of the Administration fee of $114.00 per connection.

What information do I need to supply?
Along with the Application Form, please forward a site plan of your property. If it is a newly subdivided property, then a subdivision plan would be helpful. The plans should clearly show the property boundaries and have the preferred location of the connection marked on it, with measurement to the nearest boundary peg.
Please note that if you are not the property owner, the owner must co-sign the Application Form.

Work on adjacent Private Property
Where a service connection is requested from Public Sewer on adjacent private property, written authorisation must be obtained from the Property Owner, and submitted to Council, prior to commencement of any Works.

Who does the work?
Once your service connection has been approved you will receive notification from Council along with a list of Approved Contractors. Only Approved Contractors are permitted to make connection to the Public Sewer, as they must meet all the requirements set by Council. You are able to engage, or obtain quotations from, any of these Approved Contractors.

How much does it cost and whom do I pay for the work?
When you return your Application Form, you must pay an administration fee (if applicable), including GST, to Council. This is not refundable if the application is declined or the Service Connection is not required after it has been approved. The cost of the actual connection will depend on what work your chosen Approved Contractor has to do. You will need to arrange payment details with your Approved Contractor and they may require a deposit or payment in advance, prior to starting work.

How long will it take to install the connection?
Council will endeavour to assess your application within five (5) working days of receipt of your fee, however insufficient information may delay this. Once approved, your Approved Contractor will advise you when they can do the work. Please note that the Approved Contractor you obtain a quote from may need time to prepare it. If work is required on a Public Sewer under footpaths or roads, then a 'Road Corridor Access Request' is required by the Approved Contractor before work can commence. These may take up to fifteen (15) days to be granted, once the Approved Contractor has applied.

What happens if I am unhappy about the work done by my Approved Contractor?
If you encounter any problems or poor workmanship, Council would like to know as the Approved Contractors have set guidelines and standards to follow. Please contact the Utilities Operations Section.

NB: Should you have any further queries about applying for a new wastewater connection, please contact the Rotorua Lakes Council Engineering – Utilities Operations Section.

Document Set ID: 2217275
Version: 1, Version Date: 29/03/2023

20 January 2023

Please Quote: 6322145
Doc No: RDC-1353563
Your Ref: 18461
Enquiries to: **Lorelle Barry**

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua 3046
New Zealand

SURVEYONE LTD
22 Grandvue Road
ROTORUA 3010

Attn: Paul Andrews

Dear Paul,

NOTICE OF SUBDIVISION CONSENT DECISION

Consent No:	RC16836
Property file No:	P02059 P02060
Applicant:	DAVE SLATER ASSOCIATES LIMITED MR JOHN ROBERT SANDISON MRS DIANNE SANDISON
Type of application:	SUBDIVISION CONSENT - DISCRETIONARY
Proposal:	CROSS LEASE TO FREEHOLD CONVERSION WITH INTERNAL PERFORMANCE STANDARD INFRINGEMENTS
Site address:	43A AND 43B ROBERTSON STREET, ROTORUA
Legal description:	FLAT 1 DPS 29652, FLAT 2 DPS 29652 ON LOT 76 DP 1630

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

(a) **Pursuant to Section 95A of the Resource Management Act 1991, the Rotorua District Council has decided in its discretion not to publicly notify the application. Council is satisfied after due consideration of Section 95D that the adverse effects on the wider environment will be or are likely to be no more than minor. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 95A(4).**

(b) **The Council has decided after taking into due consideration the requirements of Sections 95B and 95E of the Resource Management Act 1991 that the adverse effects of the activity on the owners and occupiers of adjacent land are less than minor and no persons are considered affected and therefore limited notification is not required.**

(c) **Pursuant to Sections 34A, 104, 104B, 108 and 220 of the Resource Management Act 1991, the Rotorua District Council resolves to GRANT consent to convert existing cross lease areas and titles, of Lot 76 DP 16309, to two freehold titles, with internal yard, daylighting, and site coverage infringements, into two lots subject to the following conditions:**

CONDITIONS OF CONSENT

General

1. **The proposal shall proceed in general accordance with the application submitted by SurveyOne and numbered RC18461 by Council and the Land Transfer Plan shall be prepared in accordance with the preliminary scheme plan of subdivision prepared by SurveyOne Ltd, Drawing No. 2159-1, dated 27 November 2022 unless otherwise modified by conditions of this consent.**

2. **That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the requirements of the Waikato Local Authority Shared Service, Regional Infrastructure Technical Specifications (RITS), and any agreed OR conditioned departures to the satisfaction of the Deputy Chief Executive Infrastructure and Environmental Solutions, Rotorua District Council, or their delegate.**

3. **That in carrying out the proposed works no run off, silt, sediment, dust or other materials shall be permitted to discharge off-site that could damage or disturb neighbouring properties, public roads, drains or waterways. This shall be achieved by installing and maintaining appropriate erosion, sediment and dust controls (in accordance with the Bay of Plenty Regional Council Sediment and Erosion Control Guidelines) prior to and during the works until the site is stabilised.**

4. **That appropriate easements for all proposed and existing services shall be created and shown on the Land Transfer Plan as a Memorandum of Easements.**

5. **That any private pipes connected to the public water supply and which cross the boundary between proposed Lots 1 and 2 shall be cut and plugged, or covered by an easement.**

6. **That as-built information for the Lot 1 and 2 water connections and an easement over Lot 2 in favour of Lot 1 for the supply of water shall be provided.**

7. **That each lot shall be provided with separate wastewater connections to the reticulated network.**

8. **That prior to application for section 223 the exact location of the existing stormwater soak-holes serving the existing household units on Lot 1 and 2 shall be confirmed. If they are located over the proposed lot boundary, they shall be relocated to be fully sited within the lot boundary.**

9. **That written confirmation shall be provided from the service providers to confirm each lot has separate electricity and telecommunication services.**

REASONS FOR COUNCIL DECISION:

1. **Principal Issues - Subdivision of a residential site has the potential to adversely affect the residential character and amenity, traffic generation, and the effects of intensification of the use on the land and adjoining zones.**

2. **Main Findings of Fact – The 1,011m^2 subject site is located at 43A and 43B Robertson Street and is legally described as Lot 76 DP 16309. Access to proposed Lot 1 and 2 is obtained via separate existing vehicle crossings from Robertson Street. There are two existing household units located on the site, in the front half section and rear section. The surrounding neighbourhood is established residential use with similar lot sizes to the subject property, this includes some leasehold and subdivided properties. Topographically the site slopes gently from 290m at the southwest of the site to 291m at the north and east. Fencing and amenity landscaping is provided on the parent lot boundaries. Currently the household units are separately serviced except for the wastewater line as they share this connection. There are no land constraints, operative extents or hazard layers under the Operative District Plan that apply to the site. Pursuant to Section 88 of the Resource Management Act 1991 (the Act) Dave Slater and J & D Sandison have applied for resource consent to convert the cross lease titles to freehold titles.**

3. **The site is zoned Residential 1 in the Operative Rotorua District Plan where subdivision not complying with performance standards is a Discretionary Activity.**

4. **The proposal is considered to be consistent with Part II of the Resource Management Act 1991.**

5. **In coming to its decision Council has had regard to the provisions of the Operative District Plan in particular the provisions of Part 2-SUB and Part 3-RESZ.**

6. **While the proposal is for a Discretionary Activity, the only reason for this classification is an internal breach of the southern rear yard boundary, a breach of the site coverage, and a breach of the daylight envelope for Lot 1. None of these breaches have effects beyond the site. In all other respects the application meets the provisions for a Controlled Activity. Therefore, the proposal is considered to support the district plan's objectives and policies and any effects will be no more than minor.**

7. **The proposal is considered to be consistent with the relevant objectives and policies of Part 2-SUB and Part 3-RESZ of the Operative District Plan. Overall, the proposal will achieve the purpose of the Residential 1 zone and will be consistent with the anticipated character and amenity of the zone subject to complying with the conditions of consent.**

8. **The subdivision meets all the performance standards in the district plan except for a rear yard breach, a site coverage breach and a breach of the daylight envelope for Lot 1. Any adverse effects from these breaches are internal to the site and will not affect persons at neighbouring properties. As the proposal meets all the performance standards that manage off-site adverse effects, the proposal and any associated noise, traffic, privacy and residential amenity effects are anticipated for the zone. Therefore any effects on persons will be less than minor.**

9. **With regard to Section 106; proposed Lots 1 and 2 contain an existing household unit and therefore there are no geotechnical issues to address. Both Lots 1 and 2 will be provided with legal and physical access to Robertson Street.**

10. **Proposed Lots 1 and 2 have existing water connections at the frontage.**

11. **Proposed Lots 1 and 2 currently share a wastewater connection, however each lot will be provided with separate wastewater connections to the reticulated network.**

12. **The existing household units on proposed Lots 1 and 2 have electrical and telecommunication connections.**

The applicants are advised that:

(a) Timeframe for Giving Effect to this Consent

The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to. A subdivision is given effect to when the survey plan in respect of the subdivision has been submitted to Council under Section 223. Certification that all conditions of the subdivision consent have been complied pursuant to Section 224 must be obtained by the applicant within a period of less than 3 years from the date the survey plan was approved.

(b) Right of Objection

If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision and compliance with the conditions of consent will be expected. In addition, to the right of objection there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.

(c) Obligations under the Heritage New Zealand Pouhere Taonga Act 2014

Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from Heritage New Zealand under section 44 of the Heritage New Zealand Pouhere Taonga Act 2014.

(d) Other Consents may be required

To avoid doubt; except as otherwise allowed by this resource consent, all land uses must comply with all remaining standards and terms of the relevant Rotorua District Plan. The proposal must also comply with the Building Act 2004 and Bay of Plenty Regional Plans. All necessary consents and permits shall be obtained prior to development.

(e) Monitoring

Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the Rotorua District Council when monitoring the conditions of this consent.

(f) Engineering Plan Approval

The engineering design plans and specifications shall be submitted to the Deputy Chief Executive Infrastructure and Environmental Solutions (or their delegate) via the email LandDevelopment@rotorualc.nz. Upon approval the applicant will be invoiced for the cost associated with the approval.

(g) Works within the Road Reserve

Prior to any works being undertaken within the road reserve (including vehicle crossings) a Corridor Access Request must be lodged with Council and a Works Access Permit issued. This is available by going online to the website www.beforeudig.co.nz or by contacting Council's Corridor Access Administrator on 07 351 8085.

(h) Works on Council's Services

Any works to be undertaken on Council's services must be by a Council approved contractor and in accordance with the RITS.

(i) Easements

The minimum widths for private easements are 2m, and any asset to be vested to Rotorua District Council requires a minimum width of 3m, the easement width required for public assets should be calculated using the Water Services and Trade Waste Bylaw 2017.

(j) Application for new Wastewater Connection

Application for a new wastewater connection will need to be made to Council with the payment of appropriate fees.

(k) Wastewater Connection Options for Lot 2

A wastewater connection for Lot 2 can be provided by placing a manhole on the existing lateral 1.5m inside the boundary, and make the new connection to this manhole.

(l) Vehicle Access Formation

Permanent wearing materials shall include (but not limited to) concrete, cobblestones, asphaltic concrete (hot mix), chip sealed surfaces or any paver with tight joints. The proposed right of way is already formed but does not have drainage installed. The existing formation may need to be damaged to install services to the new lot; and therefore any repairs should meet the requirements of the RITS.

(m) Water Pipes Crossing Boundaries

The water pipe directly connected to the water toby in the front Lot 2 frontage supplying Lot 1 is the only water pip that is acceptable to be covered by an easement. All other private water pipes connected to the public reticulation that cross the boundaries shall be cut and plugged.

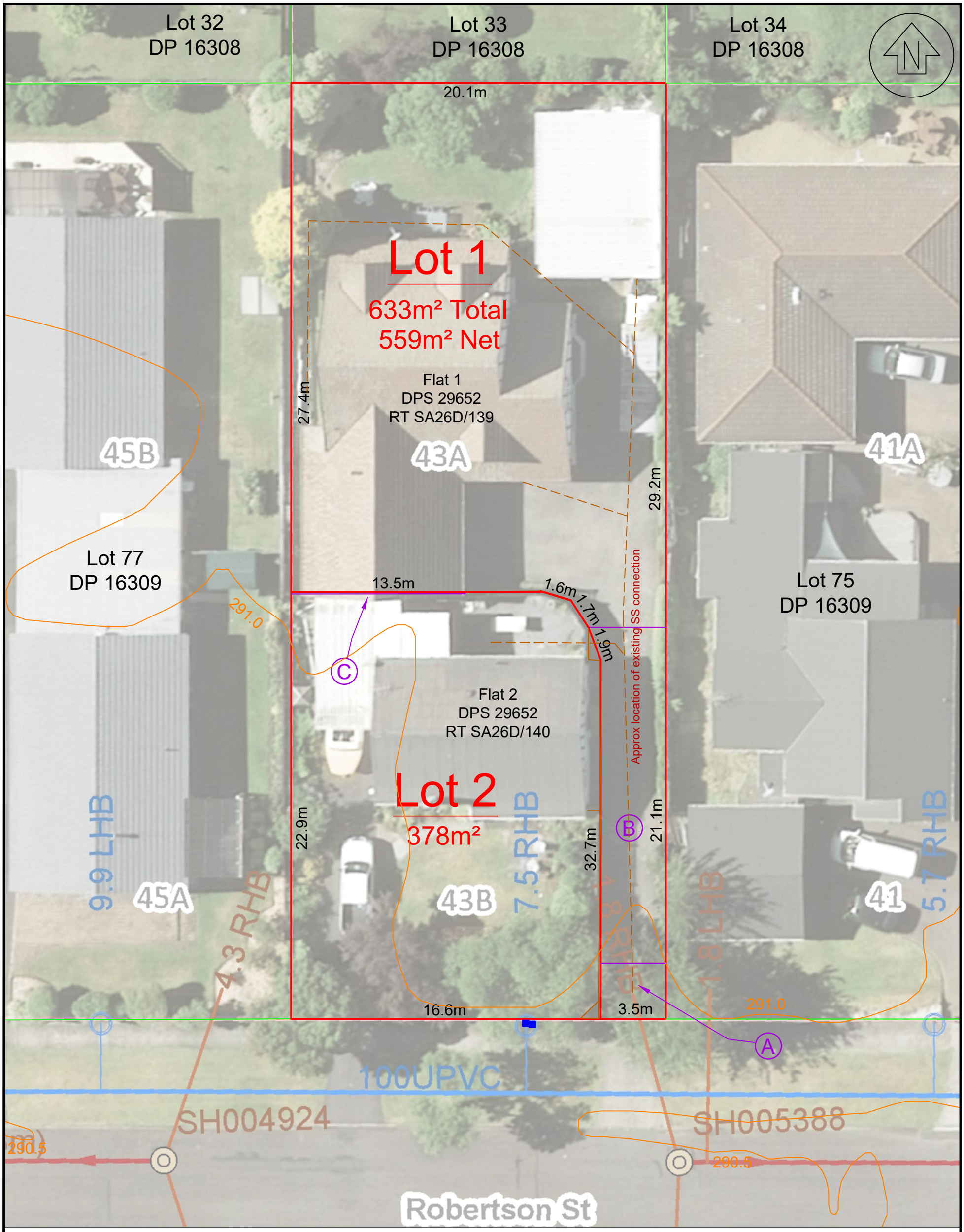
(n) Location of Existing Soakholes
The existing dwellings on the proposed lots have one or more soakholes that could be outside the proposed lot boundaries; they must be located to ensure no infrastructure required for one lot exists within another.

If you have any questions, please contact me, or the duty planner.

Yours faithfully

Karla Putt
Consultant Planner

Document Set ID: 2181876
Version: 1, Version Date: 20/01/2023



Total Area: 1383m²

Comprised in Records of Title:
SA26D/139 & SA26D/140

Aerial photography sourced from Rotorua Lakes Council GIS System and contour data sourced from BOP Regional Council's GIS System (October 2022)
Levels are in terms of Moturiki Datum.
Contour Interval: 0.5 metre

Areas and dimensions are subject to survey

Proposed Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to Overhang Eave (Height Limited)	Ⓒ	Lot 2	Lot 1
Right to Drain Sewage Pedestrian Right of Way	Ⓑ	Lot 1	Lot 2

Proposed Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Sewage	Ⓐ	Lot 1	Rotorua District Council

APPROVED
Date: 20 January 2023

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22 Grand Vue Road
Kawaha Point, Rotorua
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS

FILE REFERENCE: 2159
SURVEYED:
COMPUTED: PJA Sept/Oct 2022
PRINTED: PJA 27 Nov 2022

TITLE
Proposed Subdivision of Lot 76 DP 16309
43A & 43B Robertson Street

PREPARED FOR:
David Slater Associates Ltd & D & JR Sandison

PROJECT REF: 2159
DRAWING No: 2159-1
SHEET 1 OF 1 SHEETS
ORIGINAL SCALE (A3): 1:250

Document Set ID: 2181876
Version: 1, Version Date: 20/01/2023

Transaction ID: 2528
Subdivision File: 6322145
Parent VRN: 06512/283.00A & 06512/283.00B
Parent Parcels: 6565/32, 6565/33 & 0000/197

New VRN's
Lot 1: 06512/283.01
Lot 2: 06512/283.02

Lot 34
DP 16308

Lot 1
633m² Total
559m² Net
Flat 1
DPS 29652
RT SA26D/139

P02059 6565/82

Lot 77
DP 16309

Lot 75
DP 16309

Flat 2
DPS 29652
RT SA26D/140

Lot 2
378m²

P02060 6565/83

45B 43A 41A 45A 43B 41

27.4m 29.2m 13.5m 1.6m 1.7m 1.9m 22.9m 32.7m 21.1m 16.6m 3.5m

Approx location of existing SS connection

9.9 LHB 4.3 RHB 7.5 RHB 5.7 RHB 1.8 LHB

291.0 290.5

100UPVC

SH004924 SH005388

Robertson St

PRELIMINARY PLAN

Total Area: 1383m²

Comprised in Records of Title:
SA26D/139 & SA26D/140

Aerial photography sourced from Rotorua Lakes Council GIS System and contour data sourced from BOP Regional Council's GIS System (October 2022)
Levels are in terms of Moturiki Datum.
Contour Interval: 0.5 metre

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Proposed Memorandum of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Sewage	Ⓐ	Lot 1	Rotorua District Council

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Proposed Subdivision of Lot 76 DP 16309
43A & 43B Robertson Street

PREPARED FOR:
David Slater Associates Ltd & D & JR Sandison

PROJECT REF: 2159
DRAWING No: **2159-1**
SHEET 1 OF 1 SHEETS
ORIGINAL SCALE (A3): 1:250

Document Set ID: 2178455
Version: 1, Version Date: 11/01/2023

File → 6512/283

A. D. DOW & ASSOCIATES

REGISTERED ARCHITECTS

A. DAVID DOW
DIP.ARCH., A.N.Z.I.A., A.R.I.B.A.

84 ERUERA ST.,
P.O. BOX 583
PHONE 84-160
ROTORUA

24th March 1980

Ref. 232

The District Planner,
Rotorua District Council,
Private Bag,
ROTORUA.

Dear Sir,

RE: HOME UNITS 43 ROBERTSON ST., ROTORUA
FOR MR & MRS M.D. CONN.

We enclose herewith a copy of our preliminary drawing No. 232/p.1 showing site layout of the above mentioned project.

On behalf of our Client we wish to apply for planning approval to proceed with the construction of an additional Home Unit in accordance with the siting shown on the enclosed drawing.

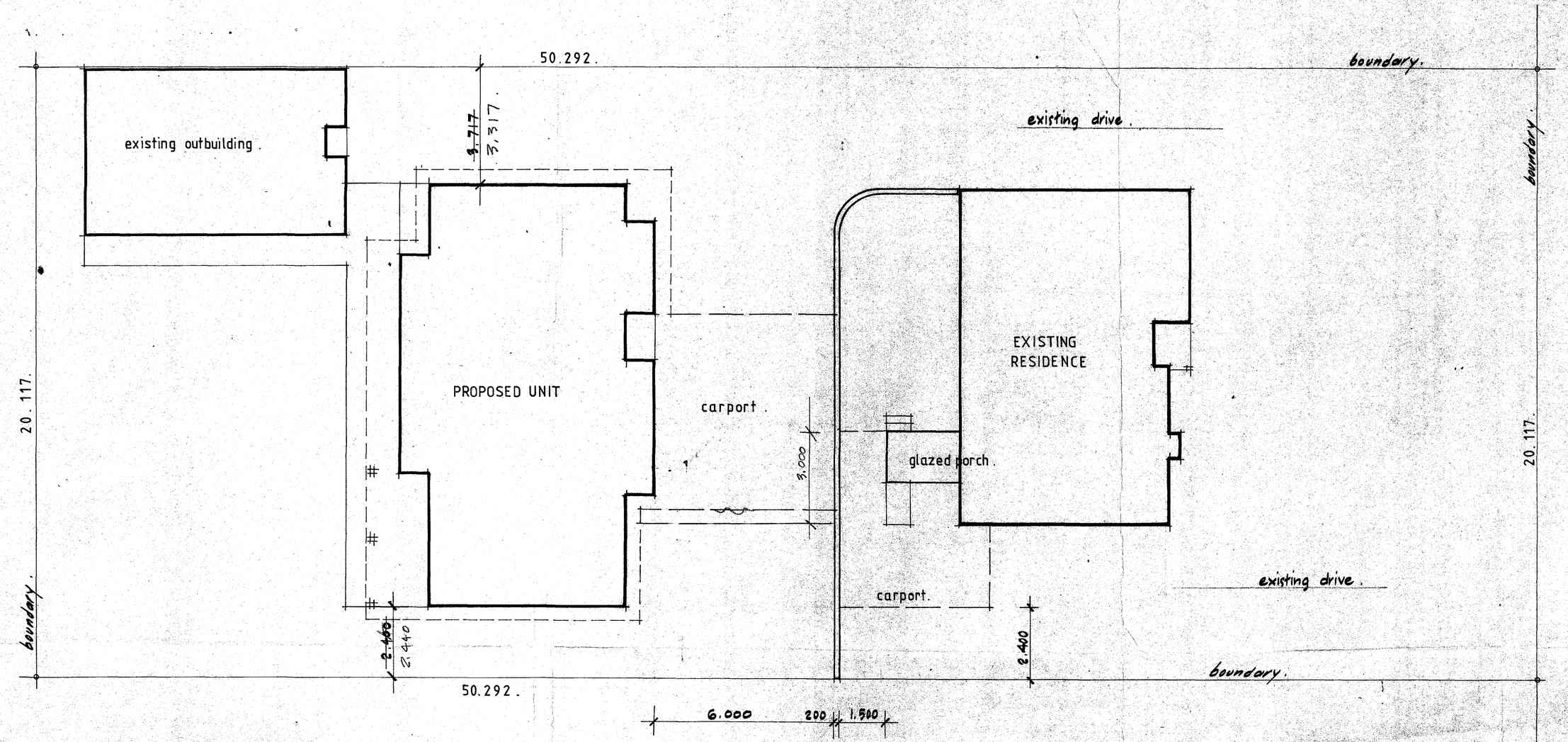
Yours faithfully,

A.D. DOW & ASSOCIATES.

Encl:

Siting Ok
DW 24/3/80

Document Set ID: 741821
Version: 2, Version Date: 23/01/2019



n

Site description_
lot no. 76.
dp. 16309.
area. 1011.72 m².

HOME UNITS . 43 ROBERTSON ST. ROTORUA.
FOR MR. & MRS. M.D. CONN.

A. D. DOW & ASSOCIATES
REGISTERED ARCHITECTS p.o. box 583 phone 84-160 Rotorua

scale. 1:100.
date. 3.80.

232.
p.1.

Document Set ID: 741821
Version: 2, Version Date: 23/01/2019

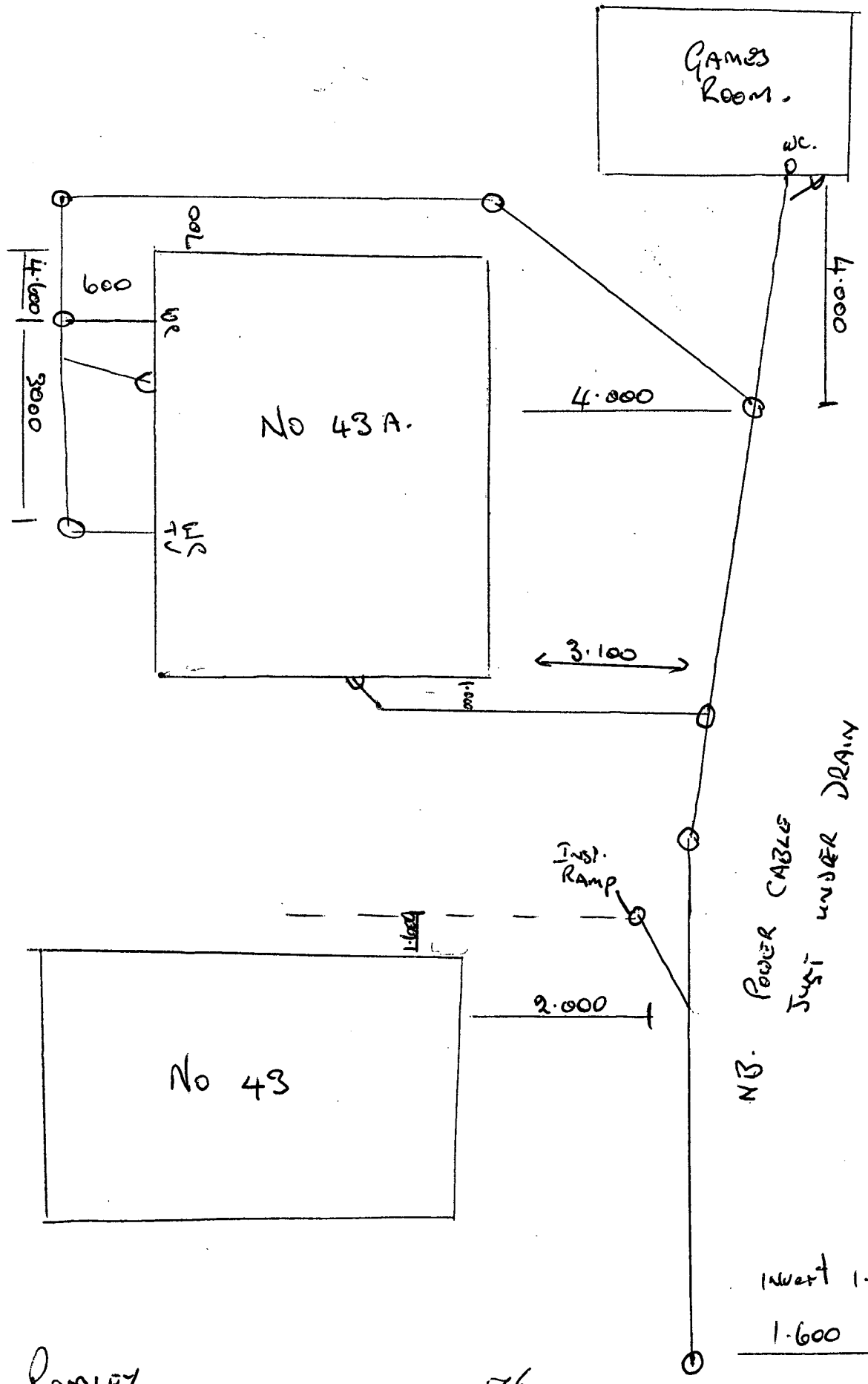
6512/283

Plans MUST show dimensions and distances from section boundaries in metric units

Rotorua District Council

DRAINAGE PLAN

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK

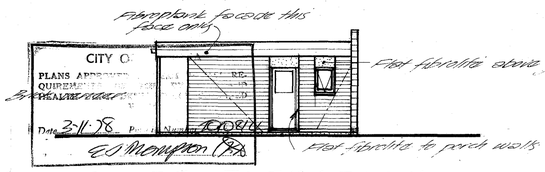


OWNER Romley LOT 76 SEC. ..... BL. .....

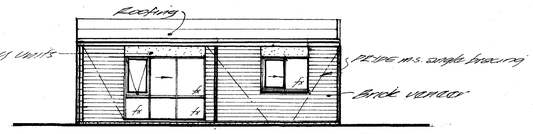
No. 43 A STREET Robertson SIGNATURE OF DRAINLAYER [signature] DATE 1-5-81

Bryce 23085

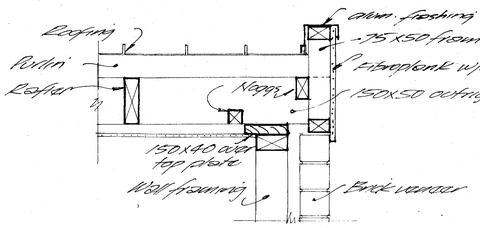
Document Set ID: 716142
Version: 1, Version Date: 07/11/2012



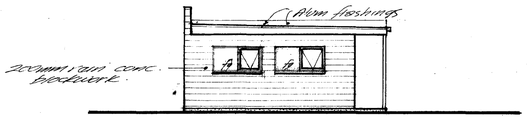
SOUTH ELEVATION



WEST ELEVATION

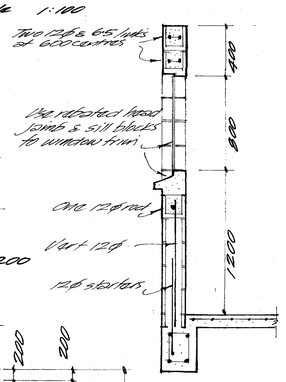


FACADE DETAIL TO SOUTH WALL.

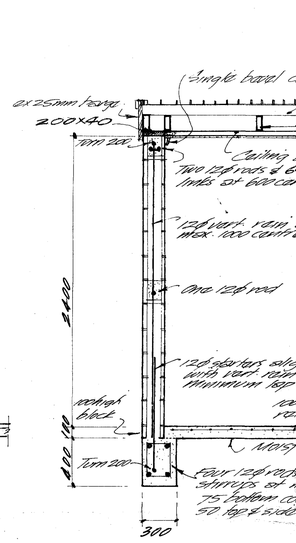


NORTH ELEVATION

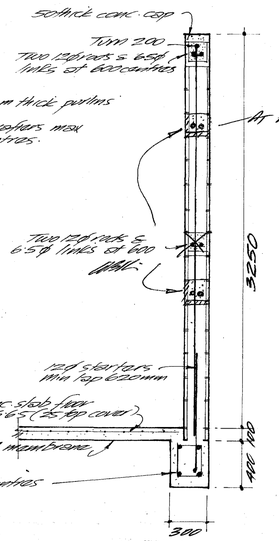
Scale 1:100



DETAIL AT WINDOWS

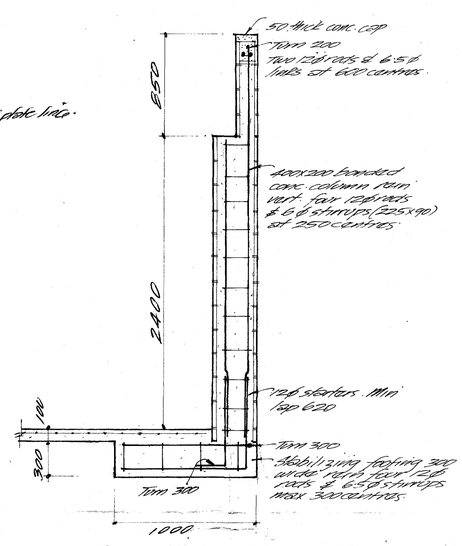


NORTH BLOCK WALL DETAIL



BOUNDARY BLOCK WALL DETAIL

Scale 1:25



COLUMN & STABILIZING FOOTING DETAIL

INT. LININGS

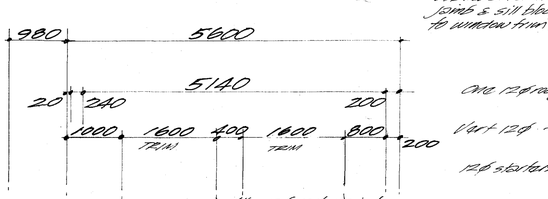
All timber framed walls lined with G.I. Board.

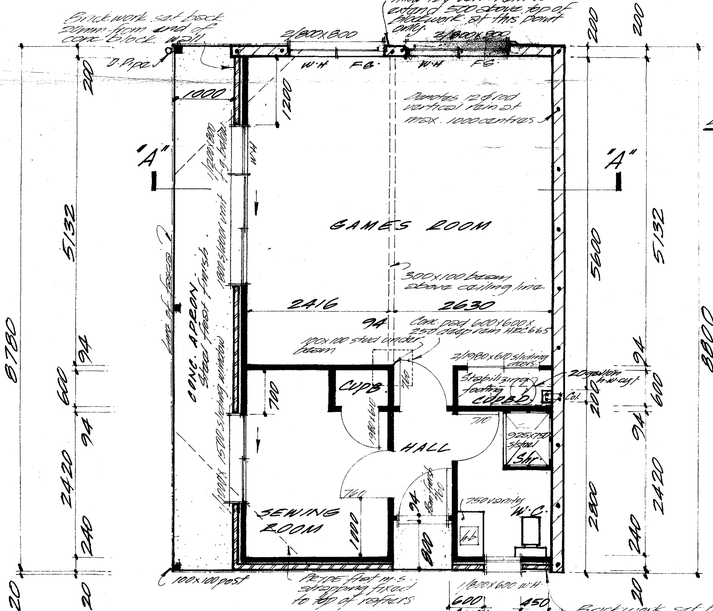
Shower box - 'Laminwall' fixed over 50X25 wall battening.

Splashing over PVC Manfred

CEILINGS

All 600x400 Pinex tiles as selected by owners.





WALL FRAMING

All N°1 S.F. Radiata Pine 100x50 studs max 600 centres.

3 min. noggs.

100x50 plates with 150x40 packer over all top plates.

ALUMINIUM JOINERY

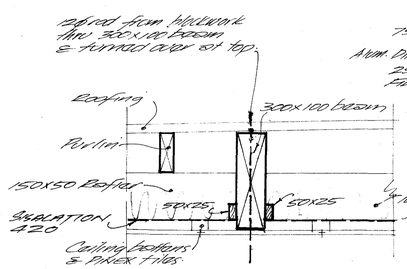
All powder-static finish as selected by Owners

INTERIOR DOORS

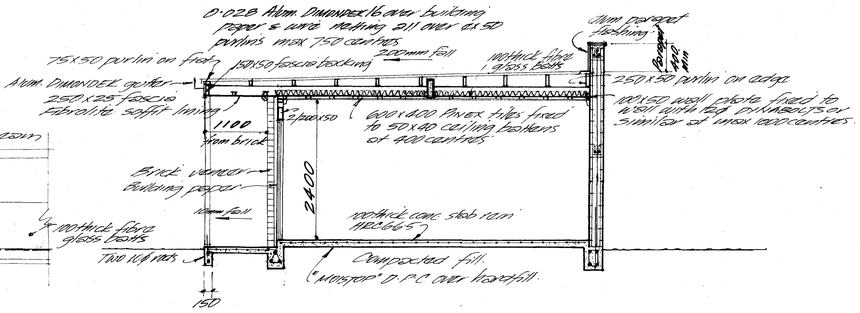
All Masterply 4 Flush

FLOOR PLAN Scale 1:50

AREA 49m² (527 sq.ft)



BEAM DETAIL



SECTION 'A-A' Scale 1:50

ELECTRICAL WORK

To be completed by a registered electrician Allow for 'H.T. distribution' board. 3 single power points, 2 exterior lights & switches, 5 ceiling lights with single switches.

SPECIFICATION

All work to comply with the Building By-laws of the Rotorua City Council.

FILL: Allow for 150mm of compacted hardfill under conc. slab floor areas.

CONCRETE: All 17.5 Mpa conc. to details shown on plan.

BLOCKWORK: All 200mm conc. blocks as detailed.

FRAMING: All N°1 S.F. Radiata Pine. See plan for sizes etc.

BRICK VENEER: Multi-colour natural facings with black mortar.

INT. LININGS: See floor plan.

CEILINGS: See floor plan.

INT. DOORS: See floor plan.

ALUM. JOINERY: See floor plan.

ROOFING: 0.028 Alum. 'DIMONDEK' to over building paper & wire netting.

FLASHINGS: All aluminium

GUTTERS & D.PIPES: All alum. gutter DIMONDEK fascia gutter.

BUILDING PAPER: Over ext. face of all wall framing & under roofing all building paper to be FLAMESTOP or similar.

INSULATION: Fix Insulation 420 between ceiling battens & underside of rafters.

Fix 75mm thick fibreglass batts to timber frame ext. wall areas.

Fix 100mm thick fibre glass batts to ceiling areas over Insulation

PLUMBER: Supply & fix W.C & cistern, shower base & mixer valve to shower, & vanity unit supplied by Carpenter. Hot water cyl. to be 200 gallon L.P. cylinder. Consult with Owner re geo-thermal heating to hw cylinder. Allow $240.00 as a P.C Sum for selection only of taps.

HEATING: Geo-thermal heating to arranged by Owner and not to be included in Contract

PAINTING: Blockwork ext. to be completed with Blockwork (Int.) 2 coat 'SPECIFLEX' or similar Fibrolite finished in 2 coat P.V.A paint.

All ext. timbers 2 coat high gloss finish (pre-primed)

Paint down gutter & apron. Do not paint roof.

Interior timbers high gloss finish

Doors, stairs & varnish finish

Ceilings Semi-gloss finish.

WALLPAPER: Allow for hanging wallpaper supplied by Owners.

DRAINAGE: See Sheet of drawings for drains & soak hole for Stormwater disposal.

GENERAL: All permit fees by Owner. Do not include in Contract. Water & Electricity already on Site.

PROPOSED OUTBUILDING for MR. & MRS. M. CONN at LOT 76 D.P. 16309 ROBERTSON ST. ROTORUA

Sheet 2 of 2 sheets.

Document Set ID: 640405
Version: 1, Version Date: 22/06/2010

Rear Bdy 20.117

LOT 76
D.P. 16309
AREA 1011.72 m²

Soak hole with 3 precast conc soak rings & conc cap

100ø PVC drain

D.P.pc

1325

20

NOTE: Keep side wall 20mm in from side boundary.

PROPOSED OUTBUILDING

MAIN BUILDING

W.C.

W.H.

G.T & T.V.

I.E

Shed

Conc block wall

Existing Carport & Shed

Side Bdy 50.292

Carport

AREA of OUTBUILDING OVERALL SOFFITS 40.50m² (436 sq ft)

provide lateral for future drain connection

New 100ø PVC drain

5.500

Side Bdy 50.292

EXISTING RESIDENCE HOUSE Nº 43

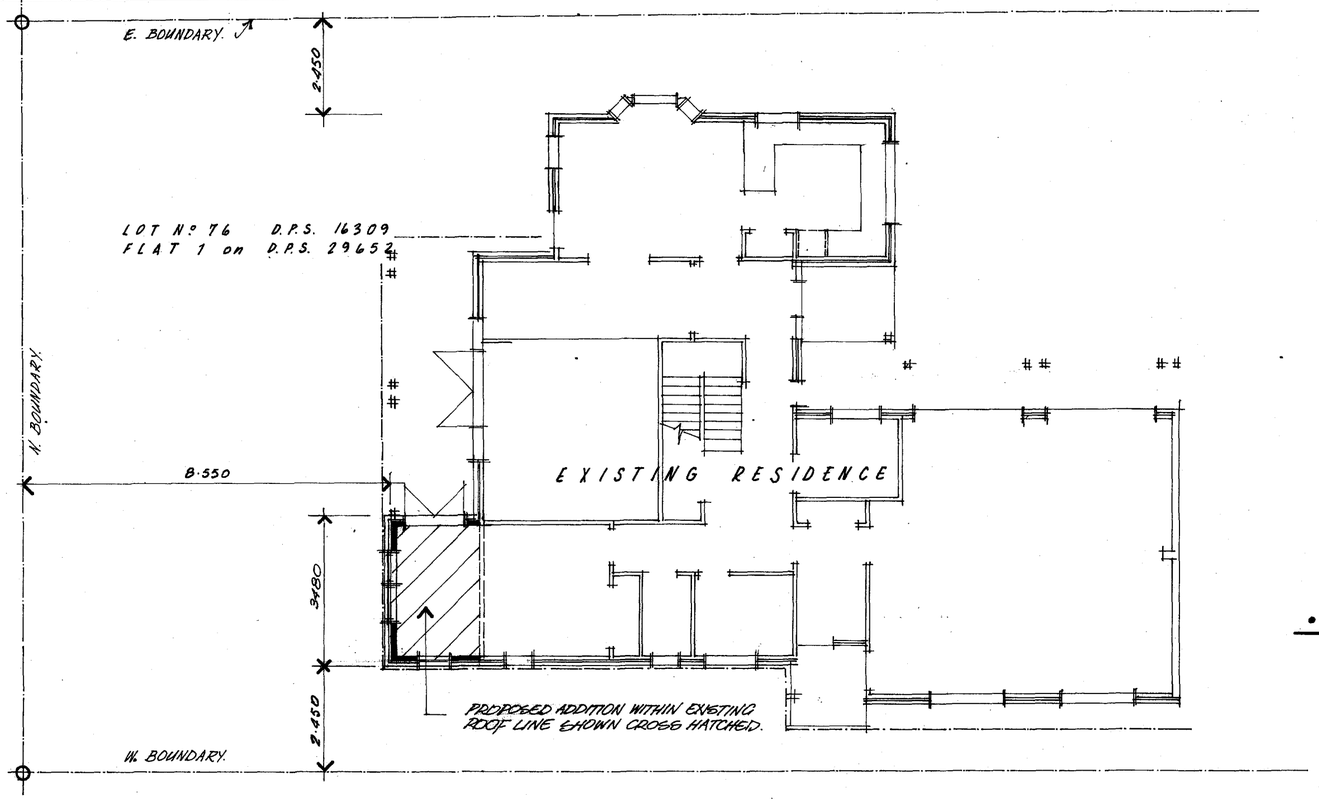
Frontage 20.117

ROBERTSON STREET

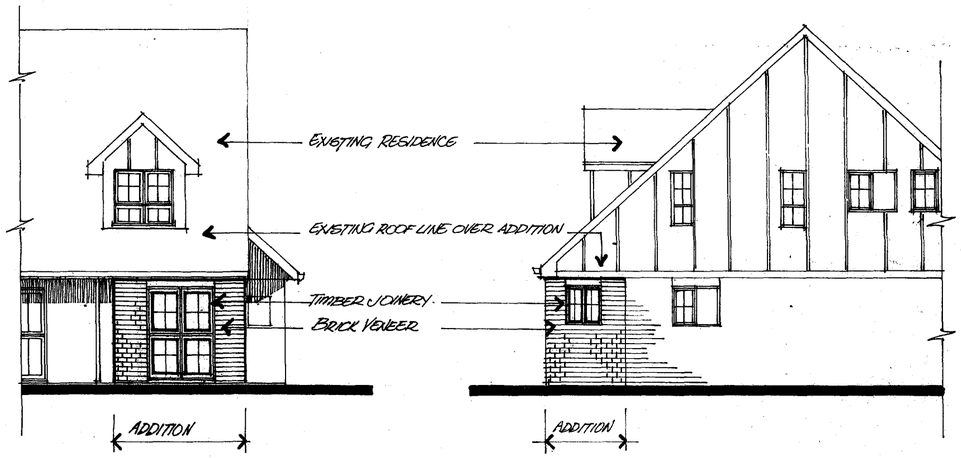
SITE PLAN Scale 1:100

PROPOSED OUTBUILDING FOR MR & MRS M. CONN
at 43 ROBERTSON STREET ROTORUA

Document Set ID: 640405
Version: 1, Version Date: 22/06/2010

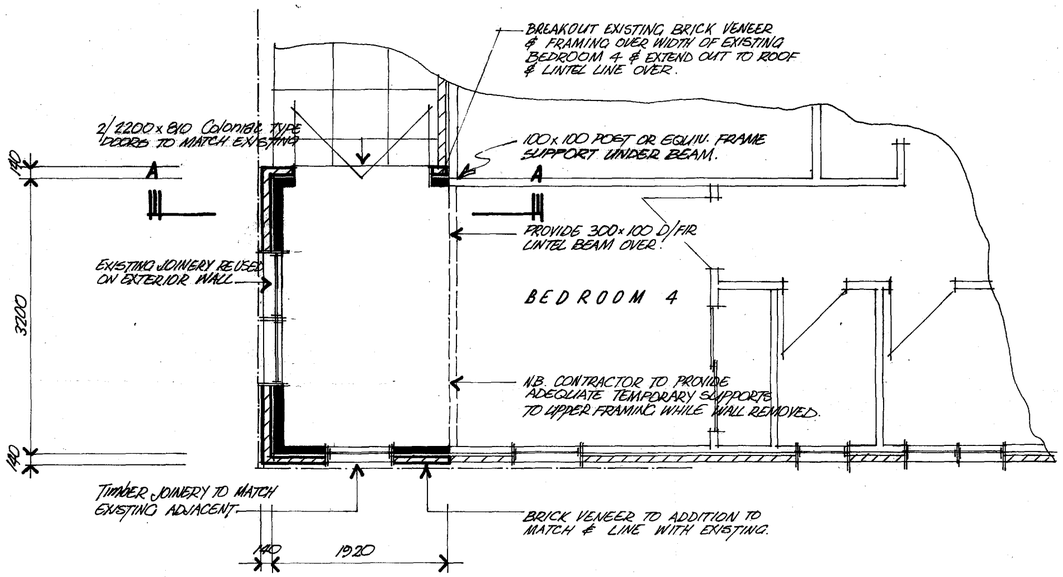


• PLAN SHOWING LOCATION OF PROPOSED ADDITION 1:100 •



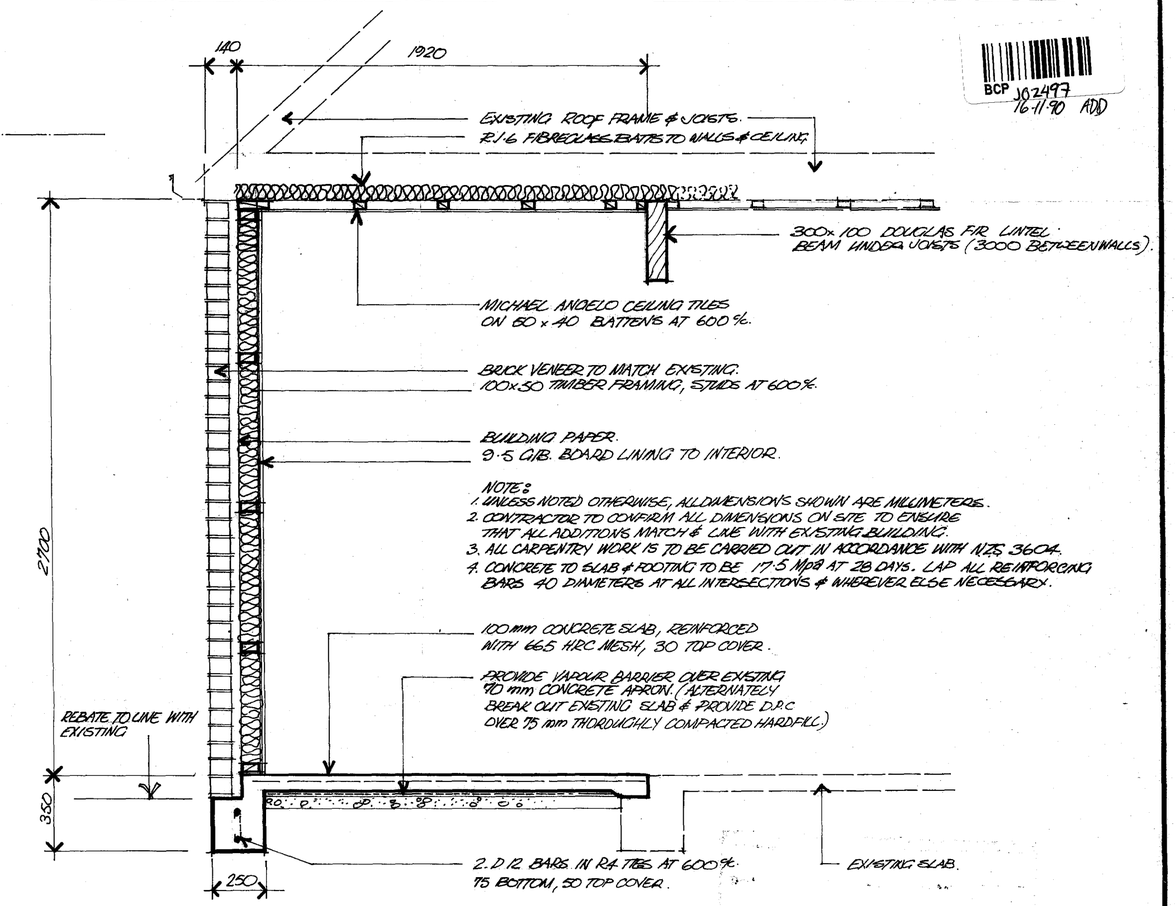
• PART NORTH ELEVATION •

• PART WEST ELEVATION •



• FLOOR PLAN 1:50 •

• SHOWING PROPOSED GROUND FLOOR ADDITION •



• CROSS SECTION A-A 1:20 •

BCP 102497
16-11-90 ADD

ADDITION TO RESIDENCE AT 43A ROBERTSON STREET ROTORUA for MR & MRS M. MURPHY.

Document Set ID: 640404
Version: 1, Version Date: 22/06/2010

PLANS APPROVED SUBJECT TO ALL RE-
QUIREMENTS OF THE BY-LAWS AND
HEALTH DEPT REQS FULLY COMPLIED
WITH.

Date 16.11.90 Permit Number 502497

Inspector C Alexander [MRT]

Document Set ID: 640404
Version: 1, Version Date: 22/06/2010

BCP 035208
DWA 26-11-80

1530 8·800 20·700

Side Bdy 50·292

EXISTING OUTBUILDING

Existing Patio

EXISTING SEWER LINE
100mm ø D'grade p.v.c.

LOT 76
D.P. 16309
AREA 1011·72m²

5·730

Rear Boundary 20·117

4787

4150

Proposed sub-div. line

dining

kitchen

foyer

roof over

Lounge

PROPOSED RESIDENCE

bedroom

bedroom

bathroom

garage

EXISTING RESIDENCE

Porch

4200

PORCH

PROPOSED CARPORT

5·700 x 3300

8550

1920

2450

1330

Approx 1580

22900

4555

Frontage 20·117

ROBERTS STREET

43

Side Bdy 50·292

North

DRAINAGE & SITE PLAN

Scale 1:100

AREAS

Ground Floor Residence	= 109·88m²
Upper Floor Residence	= 89·86m²
Garage	= 47·04m²
Verandah & Porches	= 29·70m²

H80/475

DRAINAGE & SITE PLAN	PROPOSED RESIDENCE for MR. & MRS. T. ROMLEY ROTORUA	by~ KEARNEY DESIGN 27 Owen St. Rotorua	SHEET .1.
		DRAWN B.W. / CHECKED M.B.K. / SCALES 1:100	SERIES OF 7
		TRACED / DATE	REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010

WINDOW LINTEL HEIGHTS

(1) Laundry door & window heads to line to suit 1980 high door. All other window heads to line with 2200 high casement doors.

(2) Interior doors – To be four panel doors as selected by owners. Check door handle height with owner – approx 900 off floor

EXTERIOR JOINERY

All timber frames & sashes

CEILINGS

Lounge, Dining, Kitchen have exposed mock beams & Gib Board. Remaining areas Michaelangelo Pinex tiles

LINTEL 300x600 laminated beam (9 laminates)

Direction of floor joists above

Exposed aggregate slabs on 70mm site concrete

Scale 1:50

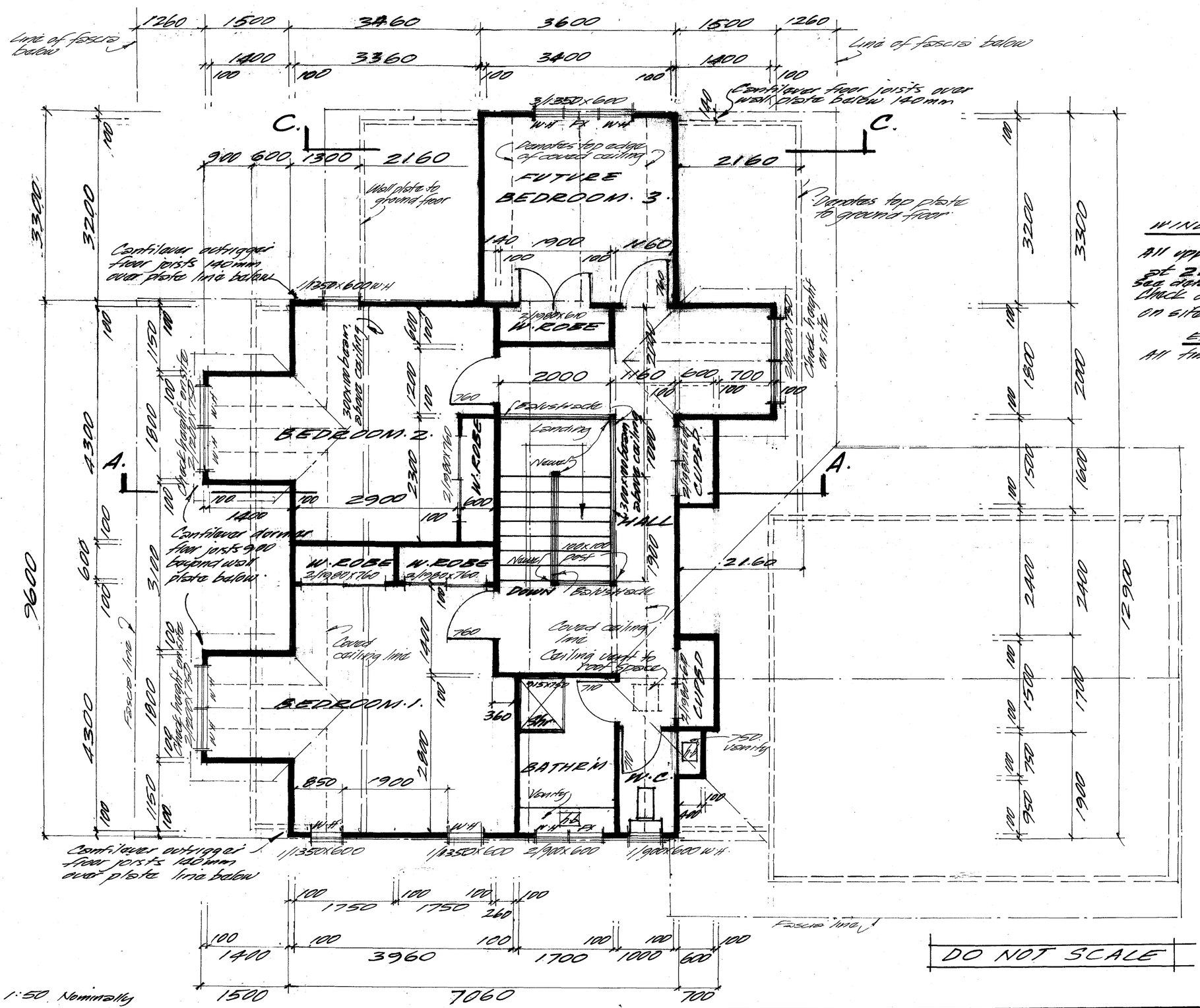
GROUND FLOOR PLAN

PROPOSED RESIDENCE for MR. & MRS. T. ROMLEY ROTORUA

by KEARNEY DESIGN
27 Devon St. Rotorua

SHEET 2
SERIES OF 7
REF
DRAWN WEK
CHECKED
TRACED
DATE
SCALES 1:50

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010



WINDOW LINTEL HEIGHTS.

All upper floor lintels to be at 2100 above floor level. See details for dormer lintels. Check dormer window heights on site before ordering

EXTERIOR JOINERY

All timber frames & sashes.

Scale 1:50 Nominally

UPPER FLOOR PLAN

PROPOSED RESIDENCE FOR MR. & MRS. I. ROMLEY ROTORUA

by ~ KEARNEY DESIGN
27 Dawn St. ROTORUA

DRAWN W.B.K.	CHECKED	SCALES 1:50	SHEET 3
TRACED	DATE		SERIES OF 7
			REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010

16900

1900 | 8200 | 6800

12ø starters at 1000 crs formed 300 into slab

100

12ø rod

300

Turn 200

3300

4/12ø rods 10ø stirrups at 600 crs

400

1. 1.

2/12ø rods 6ø ties at 400 crs

200

300

2. 2.

Scale: 1:10

700 x 250 x 250 deep conc. pads

250

250

9600

Broken line denotes outer edge of footing

1. 1.

RESIDENCE
F.F.L 10.000

2. 2.

HRC 6:6:5
20mm top cover

100x50 wall framing

665 H.R.C.

50

12ø rod

200 bondbeam

3680

12ø starters at 1000 formed 300 into slab.

3/12ø rods 6ø stirrups at 800 crs.

300

4. 4.

Scale: 1:10

700

700 x 250 x 250 deep conc. pads

250

3320

1380

3900

3. 3.

4. 4.

Stabilizing footing as detail 5-5

1500

GARAGE
F.F.L 9.950

HRC 6:6:5
20mm top cover

5. 5.

See sheet 7 for detail 5-5

6900

50

665 h.r.c.

12ø rod
250 bondbeam

300

900

3/12ø rods 6ø stirrups at 800 crs.

300

3. 3.

300 x 300 x 300 conc. pad for timber post

7800

1640

7460

16900

FOUNDATION PLAN

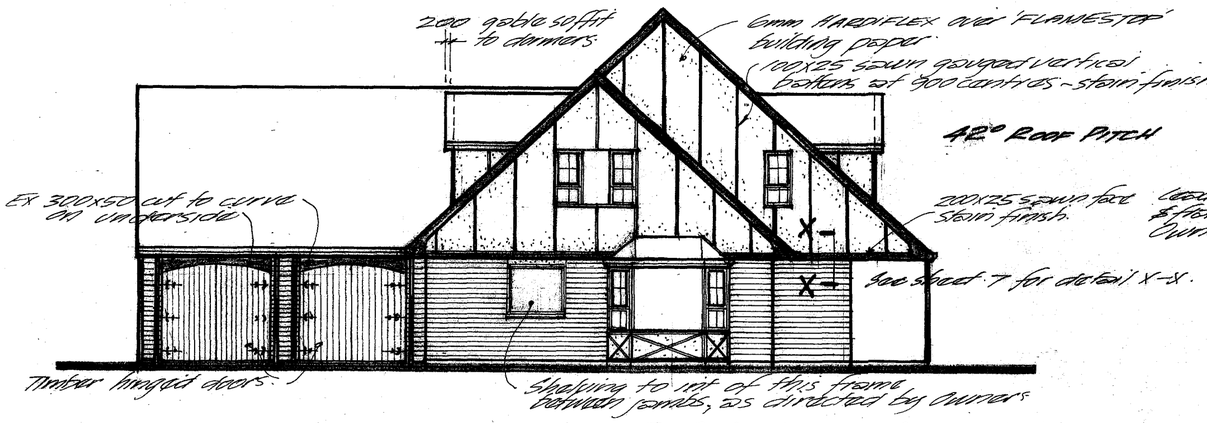
PROPOSED RESIDENCE for MR. & MRS. T. ROMLEY ROTORUA

by KEARNEY DESIGN
27 Devon St. Rotorua

SHEET 4.

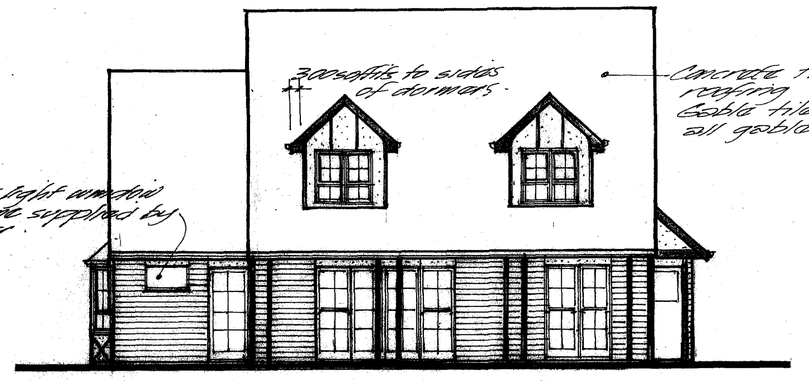
DRAWN	CHECKED	SCALES 1:50	SERIES OF
TRACED	DATE		REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010

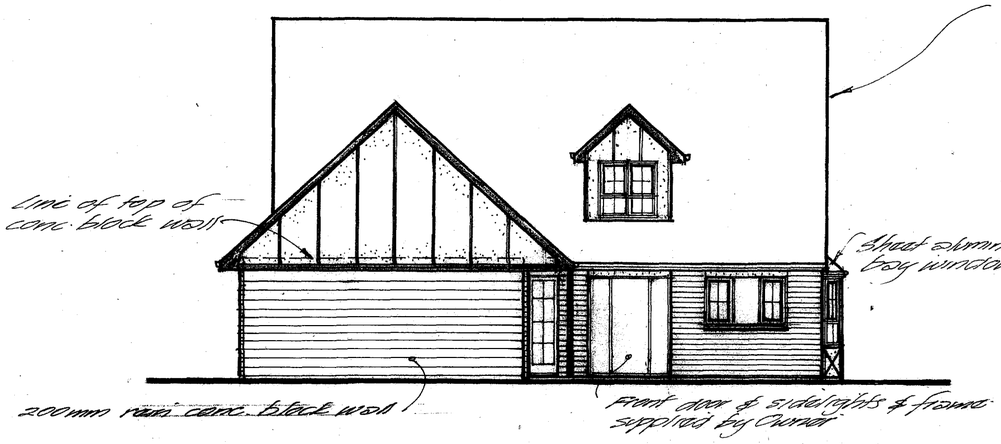


EAST ELEVATION

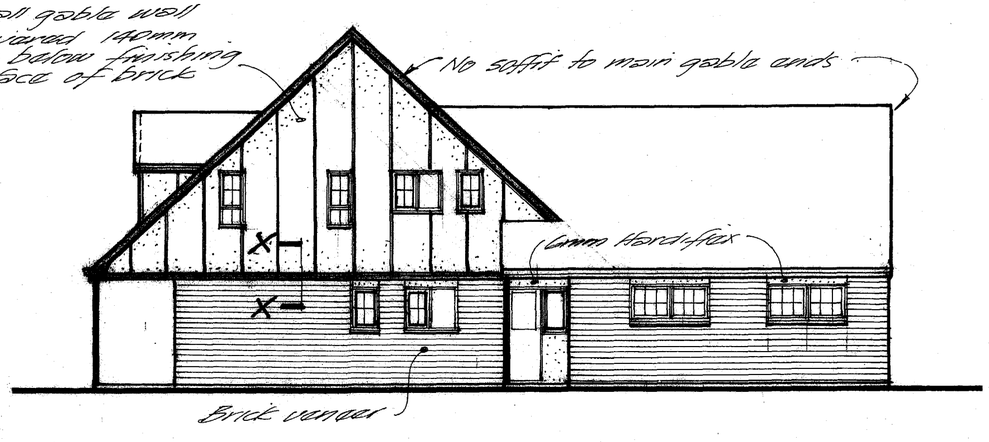
Scale 1:100



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

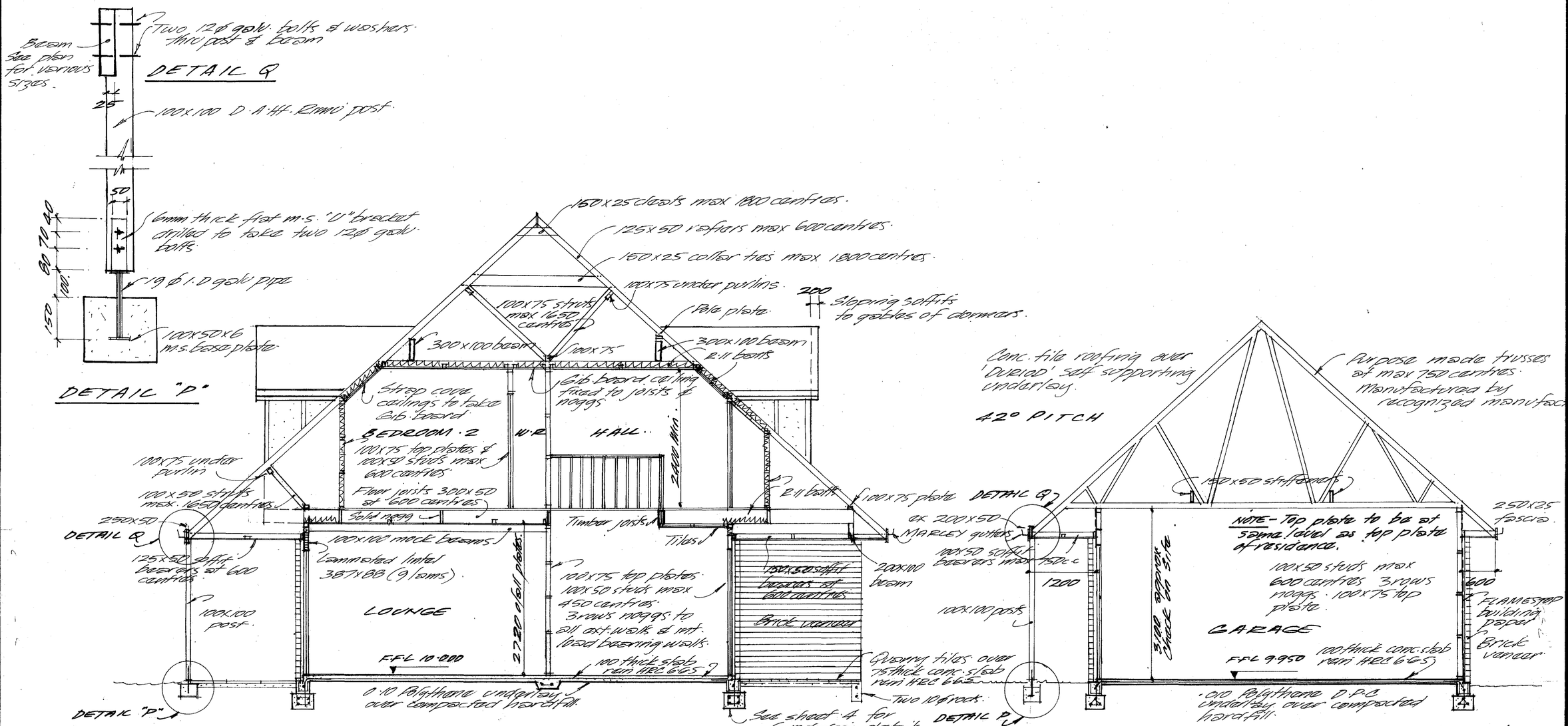
PROPOSED RESIDENCE for.
MR. & MRS. T. ROMLEY ROTORUA

by-KEARNEY DESIGN

SHEET 5

DRAWN WEK	CHECKED	SCALES 1:100	SERIES OF
TRACED	DATE		REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010



CROSS SECTION 'A-A'

Scales 1:50

CROSS SECTION 'B-B'

INSULATION REQUIREMENTS

Under floor slab ~ lay a D.P.C membrane of 0.10 Polythene, tape all joins.

External walls ~ Insulate with R-11 fibreglass batts. NOTE: Insulate walls between garage & residence with R-11 batts. (Do not insulate garage walls or ceiling)

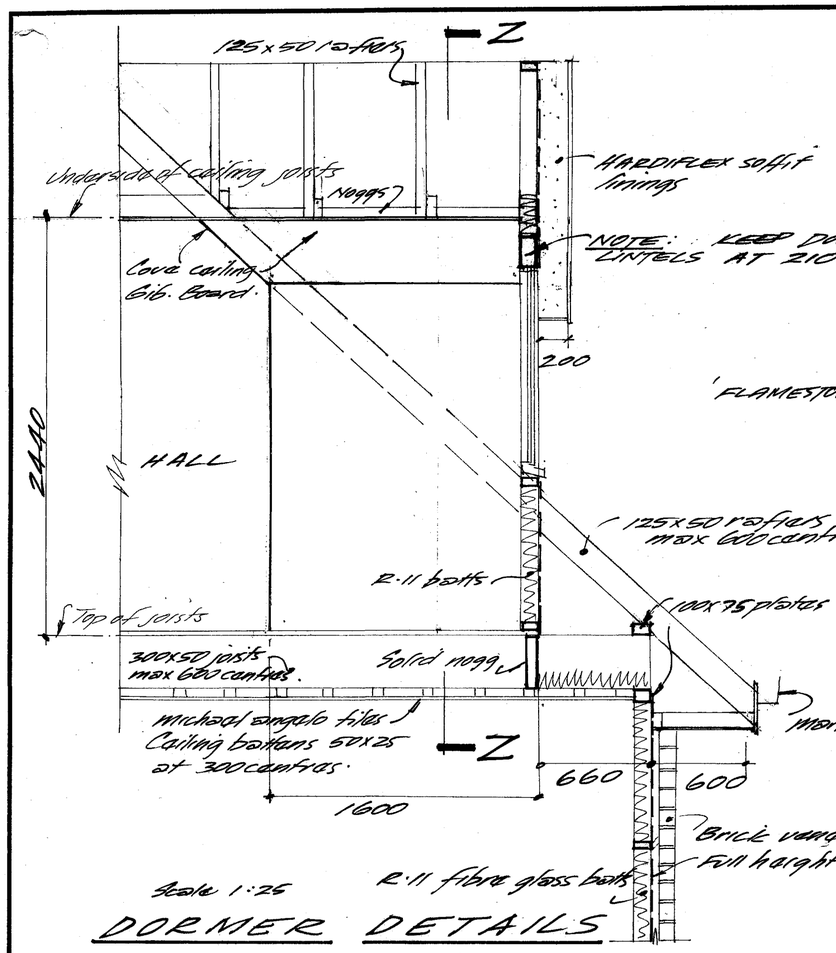
Ceilings ~ Fix R-11 fibreglass batts to all ceiling areas directly under roof (Do not insulate between floors)

Roofing ~ Fix dubroof self supporting underlay under all roof areas.

FLAMESTOP building paper to be fixed over ext. face of all wall framing including gable ends.

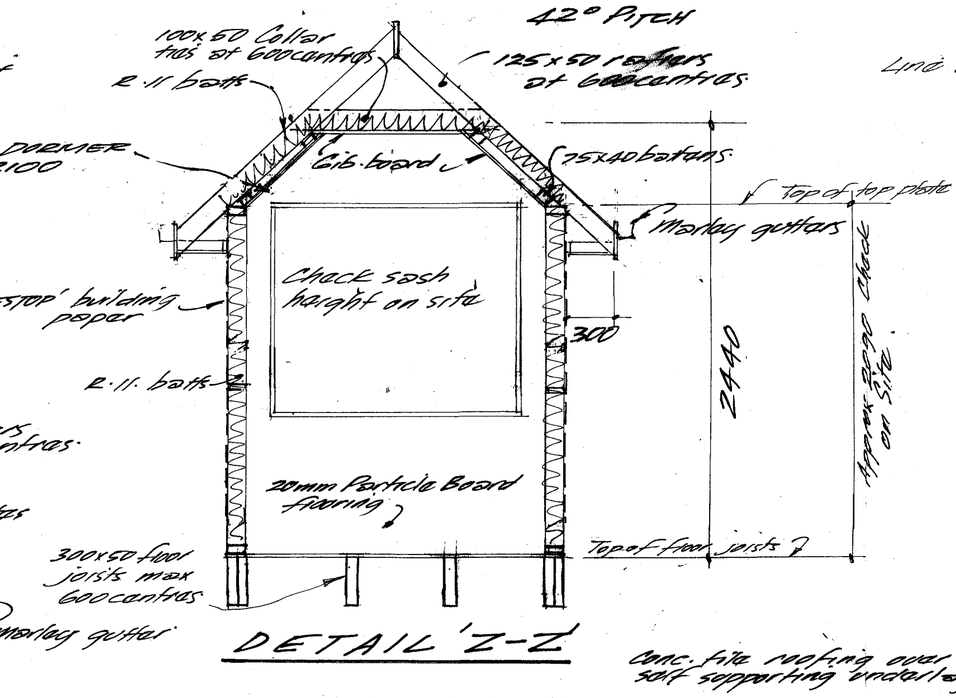
CROSS SECTIONS & INSULATION	PROPOSED RESIDENCE FOR MR & MRS. ROMLEY ROTORUA	by ~ KEARNEY DESIGN 27 Devon St. Rotorua.	SHEET 6
		DRAWN W.B.K. / CHECKED / SCALES As shown.	SERIES OF 7
		TRACED / DATE	REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010

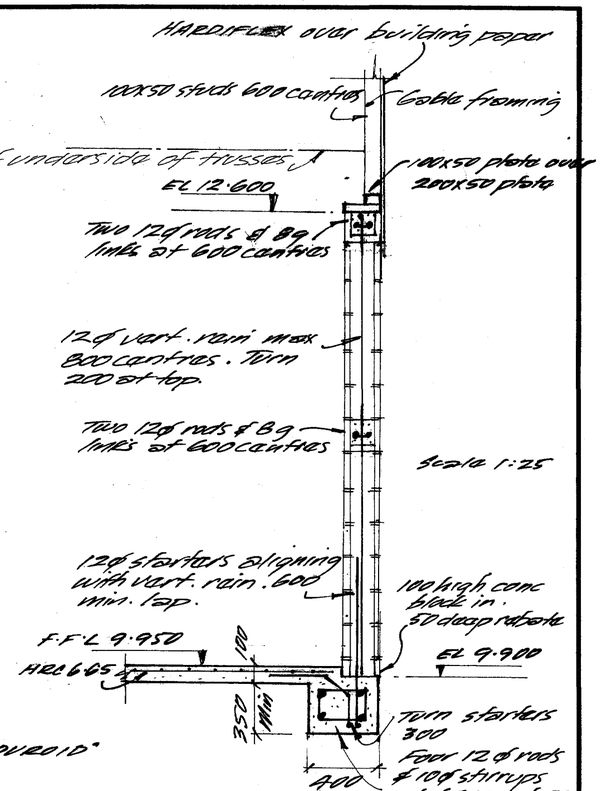


Scale 1:25

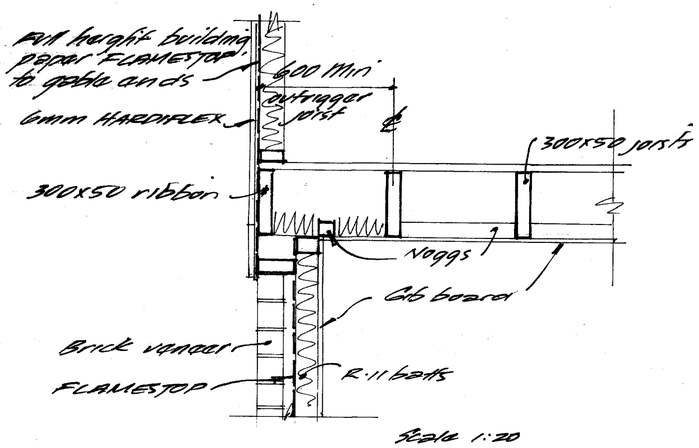
DORMER DETAILS



DETAIL 'Z-Z'



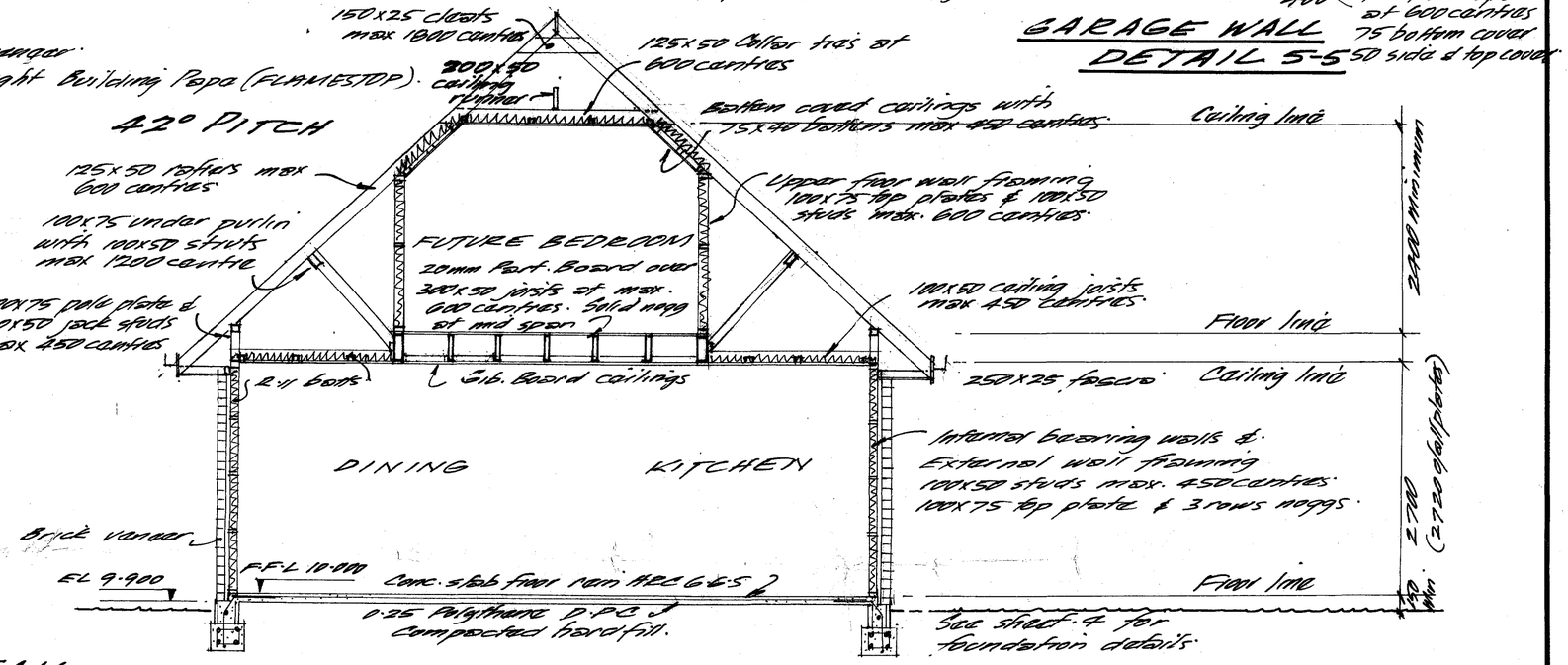
GARAGE WALL DETAIL 5-5



Scale 1:20

OUTRIGGER JOIST DETAIL AT GABLE END (at 'X-X')

Conc. tile roofing over "DURAID" self supporting underlay.



CROSS SECTION C-C

Scale 1:50

CROSS SECTIONS & BLOCK WALL

PROPOSED RESIDENCE FOR MR. & MRS. T. ROMLEY ROTORUA

by - KEARNEY DESIGN
27 Devon St. Rotorua Ph 84-601

DRAWN	CHECKED	SCALES as shown	SHEET 7
TRACED	DATE		SERIES OF 7
			REF

Document Set ID: 640402
Version: 1, Version Date: 22/06/2010

CITY OF ROTORUA

REG

Street Damage Claim

VAL./No.: 6512/283

I, the undersigned, certify that PRIOR TO ANY excavation, earthworks, the depositing of materials, or any other building operations in respect of the below-mentioned site, damage to Council property exists to the following extent.

EXTENT OF DAMAGE

LOT: 76 DPS.: 16309 LOCATION: 43 ROBERTSON ST.

KERB & CHANNEL & ENTRANCE OK.

TAR SEAL FOOTPATH IN POOR REPAIR.

SIGNED: [signature] DATE: 20-10-78

CHECKED: [signature] DATE: 22/11/78

Document Set ID: 640370
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL

APPLICATION FOR REFUND OF VEHICLE CROSSING AND/OR

DAMAGE DEPOSIT ON COMPLETION OF WORK

NAME: KELLY HOMES LTD. ADDRESS: 5K PARAWAI RD NGONGOTAHA

RECEIPT NO: 201987 DATED: 15-11-90 VAL NO: 6512-283A

LOT: 76 D.P.S. 16309 STREET & NO. OF SITE: 43A ROTBERTSON ST.

SIGNED: .....

FOR OFFICE USE

REG

INSPECTION REMARKS: .....

.....

.....

.....

ESTIMATED COST OF DAMAGE:

INSPECTOR

Document Set ID: 640368
Version: 1, Version Date: 22/06/2010

Rotorua City Council

APPLICATION FOR REFUND OF VEHICLE CROSSING AND/OR DAMAGE DEPOSIT ON COMPLETION OF WORK

NAME: S.T. Romley ..... ADDRESS: 43 Robertson St (Postal Address 29 Tiksley Street)

RECEIPT NO: 29917 ..... DATED: 20.11.80 ..... VAL NO: 6512/283

LOT: 76 ..... D.P.S: 16309 ..... STREET & NO OF SITE: 43 Robertson St.

SIGNED: S.T. Romley

FOR OFFICE USE

INSPECTION REMARKS: .....

.....

.....

.....

ESTIMATED COST OF DAMAGE:

INSPECTOR

Document Set ID: 640368
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL

Application (in Duplicate) for Water Supply

Appln. No. .....

Val. No 6512/283

All. No. .....

REG

I, M. D. CONN. ....., of 43 ROBERTSON ST.
(Postal Address)

..... hereby make application to have water laid on to my property being:

Lot 76 Blk ..... Section ..... Situated in

D.P. 16309 ..... Street owned by me and

at present occupied by .....

Such water is required for the following purposes: .....

(Please mark required position for Gate Valve from either side of boundary on Site plan:

..... m Left/Right.

UPGRADE EXISTING CONNECTION TO 25mm

Connection Fee paid $ 35:—

Receipt No. 4948/

Noted .....
Signature of Applicant

Noted in Rate Book on .....

PLEASE NOTE
WATER WORKS AND WATER SUPPLY BY-LAW, 1971
614 (d) The Council shall have the sole rights to determine the point at which the service shall enter the premises to be served with water.

.....
Water Overseer

SIZE OF CONNECTION 25mm

FOR DEPOT USE ONLY

Connected on ..... by .....

Materials	Distance	Labour	Vehicle	Costed	Invoice

Document Set ID: 640367
Version: 1, Version Date: 22/06/2010

19'

113019

CITY OF ROTORUA

VEHICLE ACCESS CROSSING APPLICATION

REG

NAME: MURRAY. D. CONNY

ADDRESS: 40 JERVIS ST ROTORUA

I hereby apply to install 3. m width and 4.82 m length Vehicle Crossing

to serve Lot 76 D.P.S. 16309 Val. No. 6512/283

situated in 43 ROBERTSON Street/[redacted].

Commercial or Residential crossing? RESIDENTIAL

Is the section a corner site? NO

Has the roadway a kerb & channel? YES

Has the roadway a grass verge? YES

Has the roadway an open drain? NO

Minimum Crossing 3.5m kerb 2.5m ~~boundary~~

Receipt No.: 25661

Fee or Deposit $ 129.30

Crossing installed by Council/[redacted] 6.11.76

JR.
833

L E F T		R I G H T
	Front Boundary	
		X

Facing the property from the roadway
decide the situation of crossing

F3.54

(Signature of Applicant)

Date: 24-10-78

NOTE: Fee or deposit MUST be paid with Application, Deposit refundable after completion of work and inspection by Council.

SEE REVERSE FOR CHARGES ETC.

Document Set ID: 640366
Version: 1, Version Date: 22/06/2010

STANDARD CHARGES OR DEPOSITS

FOR RESIDENTIAL CROSSINGS
100mm Thick Concrete

Ave. Width (3.5m at Kerb 2.5m at Bdy)	x	Length (Kerb to Bdy)	=	Area sqm	Cost at $8.25/sq.m & $11.00 Breaking out Kerb.
3m		2m		6	$ 60.50
3m		3m		9	$ 85.25
3m		4m		12	$110.00
3m		5m		15	$134.75
3m		6m		18	$159.50
3m		7m		21	$184.25

For Special size crossings calculate Fees as follows:-

Ave. Width x Length (Kerb & Bdy) x $8.25 + $11.00 (Breakingout Kerb)

FOR COMMERCIAL CROSSINGS
150mm Thick Reinforced Concrete

Ave. Width (3.5m at Kerb 2.5m at Bdy)	Length Kerb to Bdy)	Area sqm	Cost at $13.50/sq.m & $15.00 Breakout Kerb & Channel
3m	2m	6	$ 96.00
3m	3m	9	$136.50
3m	4m	12	$177.00
3m	5m	15	$217.50
3m	6m	18	$258.00
3m	7m	21	$298.50

For Special Size Crossings Calculate fees as follows:-

Ave. Width x Length (Kerb to Bdy) x $13.50 + $15.00 Breaking out Kerb & Channel.

Document Set ID: 640366
Version: 1, Version Date: 22/06/2010

FILE 6512/283/

CITY OF ROTORUA

APPLICATION FOR "A" ~~GEOTHERMAL DISPOSAL BORE PERMIT~~

"B" GEOTHERMAL SHALLOW SOAK HOLE PERMIT

I hereby apply for a permit to construct a geothermal disposal bore in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

ADDRESS: 43 Robertson st

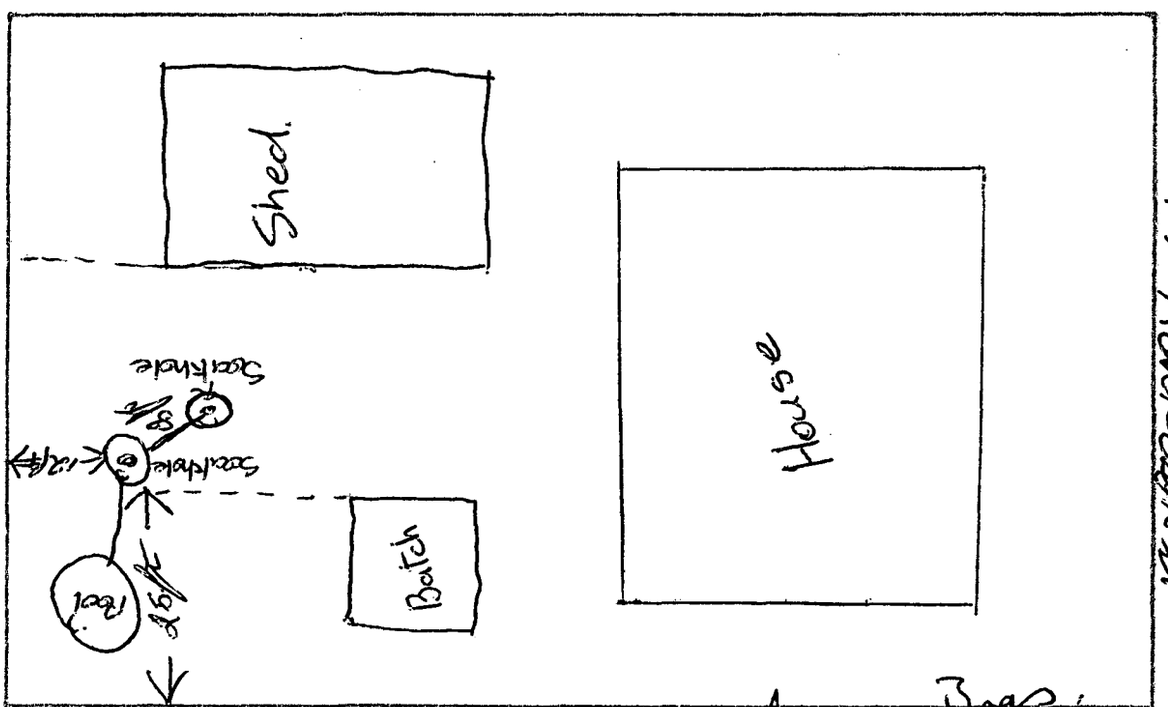
LOT No. 76 D.P.S. ____ SECTION ____ BLOCK ____

OWNER: N Conn ADDRESS: 43 Robertson st

TYPE OF HOLE: DIAMETER: 3 ft DEPTH: 18 ft WITH LINERS ✓
WITHOUT LINERS

DEEP SOAK BORE BATH OVERFLOW ✓ BLOW DOWN HOLE FOR BORE

SITE PLAN SHOWING EXACT LOCATION OF HOLE OR BORE



FOR OFFICE USE ONLY Regner Bros.

APPROVED: JHS. DATE: 12-2-78 PERMIT No. 860 RECEIPT No. 26319

FEES: Application Fee $ 6.25 (Deep Soak Bore only)
Water Use Fee $ 2.50
$ 8.75

Shallow Drilled Soak-holes - $2.00 ea. ✓

Holes completed & O.K. 16/2/79

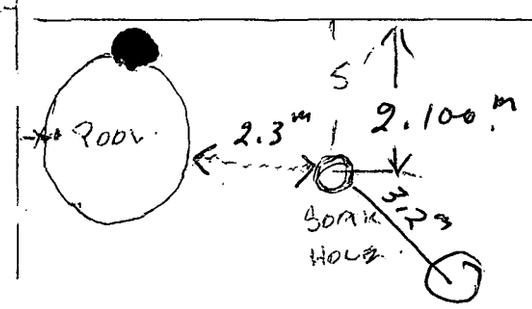
Document Set ID: 640365
Version: 1, Version Date: 22/06/2010

Joe Smith

Document Set ID: 640365
Version: 1, Version Date: 22/06/2010

GEOTHERMAL SITE PLAN

File No. 6512/283/



REG

GAMES ROOM.

EXISTING THERMAL LINE FROM GAS SEPARATOR.

GARAGE.

HOUSE.

43. ROBERTSON ST

Indicate in plan form in the space above the location of the following geothermal works and structures on the property:

(i) Main building, accessory buildings, mineral pools or baths;

(ii) Production bore;

(iii) Disposal bore or soak hole;

(iv) Reticulation lines, effluent lines and heat exchangers;

(v) Gas separation units, check valves etc.;

(vi) Position and heights of atmospheric vents.

Document Set ID: 640365
Version: 1, Version Date: 22/06/2010

Bill Coleman.

CITY OF ROTORUA

REG

FILE NO 6512/283

APPLICATION FOR A GEOTHERMAL WORKS PERMIT

I hereby apply for a geothermal works permit in accordance with the City of Rotorua Geothermal Energy Bylaw 1973 on the property situated at:

1. Address: 43 ROBERTSON ST. Lot No: 76 D.P.S.: 16309

   Section No: _____ Block No: _____

2. Owner: MR. M.D. CONN. Address: As above.

3. Occupier: M.D. CONN.

4. This application is for the following use/uses of geothermal energy:

   (a) Geothermal reticulation lines,
   (b) Heat exchanger for central heating,
   (c) Heat exchanger for water heating,
   (d) Mineral pool, ✓
   (e) Mineral pool and bathhouse,
   (f) Greenhouse or hothouse,
   (g) Other use (specify).

5. Site plan attached.

6. I certify that all the information and the site plan contained herein is true and correct.

Signed: T. Edwards
(Applicant)

Approved JHS.

LICENCE FEES:		APPLN. NO:	PERMIT NO:	FEE:
$2.50	Reticulation and 2 heat exchanges		854	
$6.25	Reticulation and 2 heat exchanges and one mineral pool			
$1.25	Each heat exchanger in excess of two			✓ 2-50
$2.50	Each pool in excess of one ✓			
$2.00	Each effluent disposal system			
			TOTAL:	$2-50

Receipt No 26203. Date: 24-1-79

Completed and checked all O.K.

Document Set ID: 640364
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION & REQUISITION

Vol. No. 6512/283

I, St. Rowley

of 43A Robertson St Rotorua
(postal address)

hereby make application to have a sewer connection laid on to my property being:

Lot 76 D.P.S. 16309 Block _____ Section _____ situated in

43A Robertson Street, owned by me and at present in the occupation

of _____

Please mark required position for connection from either side of boundary on site plan below _____ metres. Left/Right

Required depth to invert of pipe: _____

Size of connection required: _____

_____
(Signature)

FOR OFFICE USE ONLY

Examined _____ Plumbing and Drainage Inspector

Job Requisition Number _____ Date _____

Document Set ID: 640363
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL

PRIVATE WORK SHEET

NO WORK TO COMMENCE UNTIL PRIVATE WORK SHEET SIGNED

Work Required:

Name : S.T. Romley

~~Sewer main~~

Postal Address 43A Robertson St Rotorua

Sewer connection from Manhole.

Telephone: 81635 or 89309

I desire the Council to carry out the abo work and I agree to pay for same at Counc Private Hire rates:

ESTIMATE: I estimate the total cost of this Private Work to be $_____ inclusive of on costs as below.

Signed: _____

Date: 28/4/81

Signature _____ Designation _____

LABOUR COUNCIL EMPLOYEE TO COMPLETE | OFFICE USE ONLY

Name:	Hours Worked	Date	@ $5.00 per hour.	$ ¢
				Total Wages $

PLANT

Vehicle:	Hours Worked:	Rate	$ ¢
			Total Plant $

MATERIALS Quantity:	Order or Stores Issue No.	Details	Rate	$ ¢
			Subtotal:	
			10% on cost	
				Total Materials $
				Total of above
				5% Admin on cost
				Chargeable Total $

Signed: _____

Employee

Date of Work: _____

CERTIFIED CORRECT: NO FURTHER CHARGES TO COME

Sundry debit note number

_____

OVERSEER

Document Set ID: 640363
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL

APPLICATION FOR NEW SEWERAGE RETICULATION CONNECTION

REG

APPLICATION NO. 5517

VALUATION NO. 6512/283

I, Steven Thomas Romney

of 43A Robertson St Rotorua
(Postal Address)

hereby apply for permission to couple to the District Sewerage Scheme on my property being:

Lot No. 76 (D.P.S.) D.P. 16309

Situated in 43A Robertson Street, ~~Road~~,

owned by me.

Signature of Applicant: [signature]

Date:

FEES PAYABLE

4" Connection $50.00

6" Connection - Cost + 10%. Minimum charge with Application $50.00

EXAMINED [signature], DRAINAGE INSPECTOR

FEE PAID 50.00 RECEIPT NO. 3360

DATE: 29.4.87

Document Set ID: 640362
Version: 1, Version Date: 22/06/2010

ROTORUA DISTRICT COUNCIL **No 3360**

RECEIVED from S.T. Rowley
6512/283

this 29th day of April, 1981

the sum of fifty Dollars

Cents, being for 1100/009 Private works

$50 00
CB 0045705

K A M Hutchings
Receiver

Document Set ID: 640362
RP 9060/5/80
Version: 1, Version Date: 22/06/2010

6512/283

8/5/10
F.770

16 December 1980

Messrs Horner and Hawley,
Registered Surveyors,
P.O. Box 568
ROTORUA.

RC

Dear Sirs,

Flats - Lot 76 DPS 16309 - Robertson Street
S.T. and R.B. Romley

I acknowledge your letter of 8 December 1980 requesting certificate pursuant to Sec. 314 of the Local Government Act 1974 in respect of the above flats.

Following an investigation I will advise you further.

Yours faithfully,

H.C. CHILDS
District Manager

DISTRICT PLANNER,

Copy for your information. Please confirm that Sec.314 certificate can issue.

DISTRICT MANAGER

— RECEIVED —
ROTORUA DISTRICT COUNCIL
16-12-80
TOWN PLANNING DEPARTMENT

RNR/ For attention

16/12

Document Set ID: 640361
Version: 1, Version Date: 22/06/2010

DEPARTMENT OF JUSTICE

File 6512/283 8/5/10

Land Registry Office
Private Bag
HAMILTON

TELEPHONE: 82 959

19th January 191_

Rotorua District Council
Private Bag
Rotorua

RECEIVED
20 JAN 1981
ROTORUA
COUNCIL

FOR ACTION
COUNCIL
REPORT
REPLY
A.A.O.
FOR INFORMATION

Dear Sir

PLAN NO. S 29652 being ~~a subdivision~~ of Plan of flats situated on Lot 76 D P 16309 being part Section 28 Suburbs of Rotorua

SIGNED BY T Romley and R B Romley :as owner was deposited on 9. 1. 1981

RECEIVED
ROTORUA DISTRICT
COUNCIL
3-2-81
TOWN PLANNING
DEPARTMENT

Yours faithfully

DISTRICT LAND REGISTRAR

A1

Document Set ID: 8431086
Version: 1, Version Date: 22/06/2010

Property File

6512 | 283

MEMORANDUM for: DISTRICT INSPECTOR

re: OWNER/OCCUPIER FLATS: LOT 76 D.P.S. 16309
ROBERTSON STREET — ROMLEY.

The attached flat plan has been received for certification. Please take such action as you consider necessary to ascertain the following as appropriate:

(a) If the buildings were constructed before 1 April 1979 that they were provided with such safeguards against fire and means of escape in case of fire as required by the bylaws applying on this date: or

(b) If the construction of the buildings was commenced before 1 April 1979 that they would be provided with such safeguards against fire and means of escape in case of fire as required by the bylaws applying on this date:

(c) If the construction of the flats commenced on or after 1 April 1979 that a building permit for the construction of the buildings has been issued.

Comments

Compliance
17/12/80.

G.N. Fraser
DISTRICT INSPECTOR

Document Set ID: 640361
Version: 1, Version Date: 22/06/2010

4

ROTORUA CITY COUNCIL — BUILDING PERMIT

Owner: M.Conn
Builder: As Above
Type of Work: Sewing & Games Room

BC

Valuation No.: 6512/283
Permit No.: I040814
Appn. No.: 113019
Date: 6-11-78

INSPECTIONS

Date	
22/1/79	newly surveyed peg sewable solid Sthd as per plan Permission to pour granted
1/2/79.	ready for concrete floor Reinforcement mesh and dampproof course on Job Permission granted
10.4.79.	Re Lining inspection. Structure complies with grading of timber requirements and by-laws. Moisture content to high. Owner advised to line one side of partitions only and to leave external brick sheeting off for as long as possible.
19.[redacted].79.	Moisture content still to high. Note left on site to carry

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Version: 1, Version Date: 22/06/2010

43 Robertson Street Lot 76 DPS 16309 Section Block

	out the comments as made on 10.4.79.
23/4/79	Site Visit on Site, permission granted to line Garage room area and internal partitions only - (balcony still high as master)
30/4/79	Master Control Still to High.
14/8/79	Games + Sewing room completed ✓

Document Set ID: 640360
Version: 1, Version Date: 22/06/2010

CITY OF ROTORUA

BUILDING APPLICATION FORM

Received 20 · 10 · 78

Application No. 113019

Date ..... 197...

TO THE CITY ENGINEER

I hereby apply for permission to erect, repair, alter, extend, demolish, remove a building at No. 43

ROBERTSON ST for
(address)

Mr/Mrs M. D. CONN. of 40 JERVIS
(address) (owner)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Val. Roll No. 6512/283.

Checked ..... clerk ✓

Lot No. 76 Area .....

D.P. No. 16309 Frontage .....

Zoning ..... Depth .....

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.).

SEWING & GAMES ROOM.

Area of ground floor 48.99 m²

Gross floor area .....

Area of accessory buildings .....

Estimated value

Building work $ 7000.00

Plumbing & Drainage $ 1000.00

Total $ 8000.00

Owner D M Conn.
(Signature)

Builder's name SELF.
(Please Print)

Signature .....

Address 40 JERVIS ST.

Phone No. 87922 BUS 85166

Address .....

Phone No. .....

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector ..... Date 4/11/78

Town Planning Officer RS Date 3.11.78

Plumbing & Drainage Inspector Roy Q. Date 31-10-78

Structural Engineer ..... Date .....

Subject to TP approval

Health Inspector ..... Date 3/11/78

Dangerous Goods Inspector ..... Date .....

Water & Geothermal Inspector ..... Date 1P 30-10-78

Fire Prevention Officer ..... Date .....

Issue of Permit Approved

4/11/78 City Engineer

Date .....

Comments .....

SUBJECT	APPLN. No.	PERMIT No.	DATE	VALUE	FEE
Building		1040614		$	$ 41.00
Plumbing & Drainage				$	$
Water Connection				$	$
Damage Deposit				$	$
Vehicle Crossing				$	$ 129.30
Sewer Disconnection				$	$
Stormwater Discon.				$	$
Water Disconnection				$	$
Building Research Levy				$	$ 8.00
				TOTAL:	$ 178.30

(see scale of fees on back)

Receipt No. 25661

Date 6·11·79

Document Set ID: 640360
Version: 1, Version Date: 22/06/2010

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work	Fees	Estimated Value of Work	Fees
	$		$
Not exceeding $200	6.00	Over $18,000 and not exceeding $20,000	83.00
Over $200 and not exceeding $1,000	11.00	Over $20,000 and not exceeding $25,000	99.00
Over $1,000 and not exceeding $1,200	14.00	Over $25,000 and not exceeding $30,000	116.00
Over $1,200 and not exceeding $1,400	16.00	Over $30,000 and not exceeding $35,000	132.00
Over $1,400 and not exceeding $1,600	18.00	Over $35,000 and not exceeding $40,000	149.00
Over $1,600 and not exceeding $1,800	20.00	Over $40,000 and not exceeding $50,000	171.00
Over $1,800 and not exceeding $2,000	22.00	Over $50,000 and not exceeding $60,000	193.00
Over $2,000 and not exceeding $2,500	25.00	Over $60,000 and not exceeding $70,000	215.00
Over $2,500 and not exceeding $3,000	27.00	Over $70,000 and not exceeding $80,000	237.00
Over $3,000 and not exceeding $3,500	29.00	Over $80,000 and not exceeding $90,000	259.00
Over $3,500 and not exceeding $4,000	31.00	Over $90,000 and not exceeding $100,000	281.00
Over $4,000 and not exceeding $5,000	35.00	Over $100,000 and not exceeding $120,000	303.00
Over $5,000 and not exceeding $6,000	38.00	Over $120,000 and not exceeding $140,000	325.00
Over $6,000 and not exceeding $7,000	41.00	Over $140,000 and not exceeding $160,000	347.00
Over $7,000 and not exceeding $8,000	44.00	Over $160,000 and not exceeding $180,000	369.00
Over $8,000 and not exceeding $9,000	48.00	Over $180,000 and not exceeding $200,000	391.00
Over $9,000 and not exceeding $10,000	51.00	Over $200,000 and not exceeding $240,000	435.00
Over $10,000 and not exceeding $12,000	57.00	Over $240,000 and not exceeding $280,000	47[redacted]
Over $12,000 and not exceeding $14,000	63.00	For every $40,000 or part thereof in excess of $280,000 an additional fee of	22.00
Over $14,000 and not exceeding $16,000	70.00		
Over $16,000 and not exceeding $18,000	76.00		

BUILDING RESEARCH LEVY

A building research levy based upon $1 per $1,000 or part thereof of value of total permit value requires to be paid.

Permits of a lesser value than $3,000 are exempt fom this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building By-laws 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 to scale.

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.

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 By-laws.

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6512/253.
App No. 113019.

41 Robertson St
Rotorua.
14-10-48.

Mr. M. Conn,
Rotorua,

Dear Sir

I am quite agreeable for you to erect a brick-block building on the side boundary between my section & yours.

Yours faithfully,
J. Frankle.

RECEIVED
ENGINEER'S DEPT.
24 OCT 1948
ROTORUA CITY COUNCIL

Document Set ID: 640360
Version: 1, Version Date: 22/06/2010

6512/283

Thompson

1 November 1978

Mr M.D. Conn,
40 Jervis Street,
ROTORUA.

Dear Sir,

PROPOSED SEWING AND GAMES ROOM - LOT 76 - D.P.S.16309
43 ROBERTSON STREET

Receipt of your application for the above is acknowledged. Perusal of the plans and specification has raised the following points which are hereby drawn to your attention.

1. TOWN PLANNING

✓ Could you please come in and discuss your proposal with us.

2. BUILDING

A bond beam will be necessary at 100 x 50 mm wall plate line.

Amended on plan 4/11/78.

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

Yours faithfully,

E.J. Thompson,
SENIOR BUILDING INSPECTOR

Document Set ID: 640360
Version: 1, Version Date: 22/06/2010

3-11-78.

40 Jervis Rd.
Padstow.

Town Planning.

Dear Sir

This is to confirm that the proposed outbuilding sited to the rear of our section House Lot 3 Robertson Rd will be used for the purposes stated on the plan and not converted into a self contained flat/unit or granny flat

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43 Roberston Street Lot 76 DPS 16309 Section ____ Block ____

ROTORUA CITY COUNCIL

P&D TO GAMES ROOMS ETC.

Owner: Mr Conn
Valuation No.: 6512/28 3
Plumber: M/S Simpsons Ltd
Permit No.: 10226
Drainlayer: " " "
Appn No.: 9989

INSPECTIONS

7 May 1979

Date	
4-5-79	Drainage Inspection Existing drainage altered to suit new Games Room at rear of Section.
8-5-79	Plumbing Inspection. water closet pipe Inspected.
26-9-79	Plumbing Inspection. Building Completed
	Jw.

Document Set ID: 640359
Version: 1, Version Date: 22/06/2010

Document Set ID: 640359
Version: 1, Version Date: 22/06/2010

Application No. 9989

CITY OF ROTORUA

Valuation No. 6512/283

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 1959 at premises situated at:

Address 43 Robertson ST Rot.

Legal Description:

Lot No. 76 Deposited Plan No. 16309

Section No. Block No.

Description of Work: Plumbing & Drainage to Games Room etc.

Name and address of Person for whom work is to be carried out:
MR Comm. 43 Robertson ST

Name and address of Registered Plumber: M/S Simpsons LTD
13 Robertson ST

Name and address of Registered Drainlayer: " "

	VALUE	FEES
Plumbing	$880:00	$ 10 :00
Drainage	$95 :00	$ 5 :00
	TOTAL FEES	$15 :00

Signature: R. H. Simpson LTD
PP Royle
Date: 3-5-79

See reverse for Fees and Notes.

FOR OFFICE USE ONLY

Date Received
Fee Paid 15.00 3147
Date Paid 4.5.79
Issue Approved Royle
Date Approved 3-5-79
Permit No. 10226
Date Issued

FOR OFFICE USE ONLY

Document Set ID: 640359
Version: 1, Version Date: 22/06/2010

FEES PAYABLE ON THE ISSUE OF ANY PLUMBING OR DRAINAGE PERMIT

according to the Estimated Value of Work

Value of work (including value of fittings)

Dollars	Dollars
up to 100	5.00
101 - 200	8.00
201 - 400	10.00
401 - 600	12.00
601 - 800	15.00
801 - 1000	20.00
1001 - 1200	22.00
1201 - 1400	25.00
1401 - 1600	27.00
1601 - 1800	30.00
1801 - 2000	35.00

2001 and over, 5 dollars extra for every $500 or part thereof in excess of 2000 dollars.

IMPORTANT

INSPECTION & TESTING REQUIREMENTS

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 with a 5ft head of water. 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, also to have available a stand pipe to apply the 5ft head pressure.

This form of 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.

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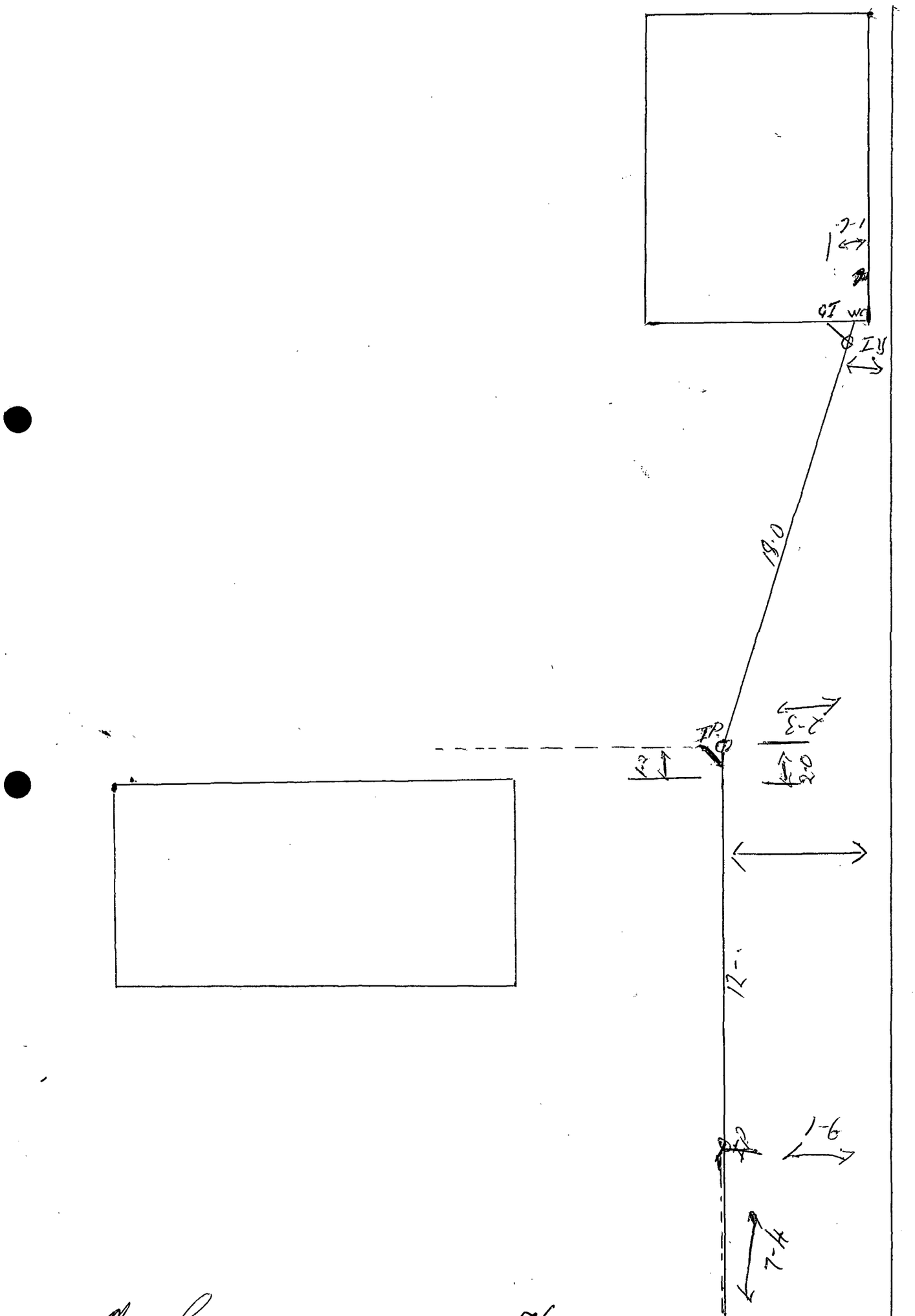
Version: 1, Version Date: 22/06/2010

6512/R83

Plans MUST show dimensions and distances from section boundaries in metric units

Rotorua City Council
DRAINAGE PLAN

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK



OWNER M Corry LOT 76 SEC. BL.
No. 43 STREET Roberton St SIGNATURE
OF DRAINLAYER DATE 4-5-79

Document Set ID: 640359
Version: 1, Version Date: 22/06/2010

P02-0-59

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Appn Received .....
File Number 6512/283A
Application No. 6395
Date 31 - 10 - 1990

I hereby apply for permission to ~~erect~~, ~~repair, alter~~, extend a building at No. 43A ROBERTSON ST. ROTORUA (Address of work)

For Mr/Mrs M. MURPHY (Owner) of 43A ROBERTSON ST. ROTORUA (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. 76 D.P. No. 16309 Flat 1 DB29652
Area ..... Zoning Res.

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 BEDROOM EXTENSION (Rear unit)

Area of ground floor 6.68m²
Gross floor area .....
Area of accessory buildings .....

Estimated value:
Building work $ 4930-00
Plumbing & Drainage N/C $ —
Total $ .....

Builder's Name KELLY HOMES LTD. (Please Print)
Address 5K PARAWAI RD. NGONGOTAHA
Phone No. 72091

Signature of Applicant .....
Applicant's name (Please Print)
Address .....

FOR OFFICE USE ONLY

Application checked and approved by:
Building Inspector .....
Date .....
Town Planning Officer MT
Date 6.11.90
Plumbing & Drainage Insp. W.S
Date 13-11-90
Structural Engineer .....
Date .....

Health Inspector AR
Date 12.11.90
Dangerous Goods Inspector .....
Date .....
Geothermal Inspector .....
Date .....
General Inspector R
Date 9-11-90

Issue of Permit Approved
.....
Engineer
Date 16 - 11 - 90

SUBJECT	APPLN No.	PERMIT No.	RECEIPT	VALUE	FEE
Building — —		502497	20986	$ 4930-00	$ 69-00
Plumbing — —				$	$
Drainage — —				$	$
Water Connection — — —				$	$
Damage Deposit (GST does not apply) —	memo	50	19-2-91987	$ NIL	$ 100-00
Vehicle Crossing — — —				$	$
Sewer Connection — — —				$	$
Building Research Levy — — —				$	$
Development Contribution — —				$	$

BC

Date 15-11-90

ALL FEES GST INCLUSIVE UNLESS OTHERWISE NOTED.

TOTAL: $ 169-00

(See scale of fees and general information on back)

IAN BRYCE PRINTERS — ROTORUA

Document Set ID: 640358
Version: 1, Version Date: 22/06/2010

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work			Fee (GST inclusive)
Not exceeding		$3,000	$51.15
$3,001	—	$3,500	$54.20
$3,501	—	$4,000	$58.30
$4,001	—	$5,000	$64.45
$5,001	—	$6,000	$70.55
$6,001	—	$7,000	$77.75
$7,001	—	$8,000	$85.90
$8,001	—	$9,000	$93.05
$9,001	—	$10,000	$100.25
$10,001	—	$12,000	$109.45
$12,001	—	$14,000	$117.60
$14,001	—	$16,000	$127.85
$16,001	—	$18,000	$142.15
$18,001	—	$20,000	$155.45
$20,001	—	$25,000	$185.10
$25,001	—	$30,000	$217.85
$30,001	—	$35,000	$246.50
$35,001	—	$40,000	$279.20
$40,001	—	$50,000	$320.10
$50,001	—	$60,000	$361.00
$60,001	—	$70,000	$402.95
$70,001	—	$80,000	$441.80
$80,001	—	$90,000	$497.05
$90,001	—	$100,000	$526.20
$100,001	—	$120,000	$568.65
$120,001	—	$140,000	$607.50
$140,001	—	$160,000	$650.45
$160,001	—	$180,000	$691.35
$180,001	—	$200,000	$733.30
$200,001	—	$240,000	$816.15
$240,001	—	$280,000	$897.95

For every $40,000 or part thereof in excess of $280,000 an additional fee of $81.80.

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.

Document Set ID: 640358
Version: 1, Version Date: 22/06/2010

13th November 1990

Please Quote
P02059

B. Kelly,
54 Parawai Road,
ROTORUA.

LT171573CAL
6512/28300/A

Appn No. 6395

Dear Sir,

PROPOSED DWELLING EXTENSION - LOT 76 DPS 16309 - 43A ROBERTSON ST

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following points which are hereby drawn to your attention:

1. Building Bylaw

   a) Minimum depth of foundations below cleared ground level to comply with Clause 3.32 NZS 3604. will comply 15-11-90

   b) Thickness of vapour Barrier being provided under concrete floor. .25 grade. 15-11-90

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

Yours faithfully

C. Alexander
Senior Building Inspector

Document Set ID: 640358
Version: 1, Version Date: 22/06/2010

Please initial when action completed:

	Initials	Date
Town Planning	MT	6.11.90
Draughting	[illegible]	7-11-90
Senior Building Inspector	[illegible]	8:11:90
Technical Services Engineer		
Public Health Engineer		
Waterworks Engineer		
Assistant Works Engineer		
General Inspector	[illegible]	9.11.90
Dangerous Goods/Geothermal Inspector		
Senior Enviromental Health Officer	TC	12.11.90
Senior Plumbing & Drainage Inspector	W.S	13-11-90
Senior Building Inspector		

Document Set ID: 640358

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

ROTORUA DISTRICT COUNCIL

Stats. No. J 02497
No. 0395

Inspector: M _____ File No. _____

Receipt No. 201986

Date Permit Issued 16/11/90

Φ2-Φ-59
Φ9-Φ-60

OWNER

Name M Murray

Mailing Address 43a Robertson st
ROTORUA

BUILDER

Name Kelly Homes Ltd

Mailing Address 54 Parawai Rd
NGONGOTAHA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 43a

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 6512·285 A

Lot 76 D.P. 16309

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling extension.

FLOOR AREA

Whole Sq. Metres 6·68 m²

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	4,930 —
Plumbing	
Drainage	
G.S.T.	
TOTAL	4,930 —

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] 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	$ 61 33	Water Connection	$
Street Damage Deposit	$ 100 —		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$ 7 67
M.S. Plumbing	$	TOTAL:	$ 169 —

Receipt No. 201986

Date of Payment 15/11/90

Authorised Officer M Taylor

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
27·11·90	Footing inspection 2 D12. Contractor advised to increase width and depth of footings, due to softness. fc.

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(CONTINUED OVER)

Date Inspected	
28.11.90	Slab inspection polyethene & mesh laid. P.C. Final Inspection.

COMPLETED (Signature) _____ Date 5/3/91

BC/MP/01A

Document Set ID: 640358
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(Cut along dotted line)

INSPECTI

. hereby advise that the DWELLING EXTENSION ROTORUA
(describe construction)

erected at 43A ROBERTSON ST.
(Address of Work)

nas now been completed according to the conditions required by

Permit No: 6395 Dated: 1-2-91

and Council's final inspection is requested on any time
(date) (time)

Signature of Applicant: [signature]

Contact Phone No: 72091 A/Hrs.

Date: 1-2-91

FOR COUNCIL USE ONLY

FILE CHECK	Initial	Date
Building	[initials]	5-3-91
Plumbing & Drainage	[initials]	5-3-91
~~Environmental Health Officers~~		
General	[initials]	6/3-9

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

Document Set ID: 640358
Version: 1, Version Date: 22/06/2010

43 Robertson Street Lot 76 DPS 16309 Section Block

ROTORUA DISTRICT COUNCIL

P & D to new dwelling

Owner: T. Romley
Plumber: G. Edwards
Drainlayer: "

Valuation No.: 6512/283
Permit No.: 3048
Appn. No.: 210
Date: 17/2/81

INSPECTIONS

DATE	
30-4-81	Plumbing Inspection. no notice of waste & water before floor laid all pipework now under test. Drainage being relaid from lowered connection to allow back unit to connect
1-5-81	Drainage Completed retested. New drains inspected & tested
10-2-81	Plumbing Complete. Building Completed

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Version: 1, Version Date: 22/06/2010

Document Set ID: 640357
Version: 1, Version Date: 22/06/2010

Application No. 210

ROTORUA DISTRICT COUNCIL

Valuation No. 6512/283

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 at premises situated at:

Address 43 ROBERTSON St.

Legal Description:

Lot No. 76 Deposited Plan No. 16309

Section No. Block No.

Description of Work: PLUMBING & DRAINAGE TO NEW DWELLING.

Name and address of person for whom work is to be carried out:
T. ROMLEY 43 ROBERTSON St.

Name and address of Registered Plumber: GRAEME EDWARDS PLUMBING
P.O. BOX 2160 ROTORUA

Name and address of Registered Drainlayer: AS ABOVE

Signature:

Date: 17.2.81

	Value	Fees
Plumbing	$ 500:00	$ 40:00
Drainage	$ 50:00	$ 10:00
	TOTAL FEES	$ 50:00

See reverse for Fees and Notes

FOR OFFICE USE ONLY

Receipt Number 2275

Fee Paid $50-00

Date Paid 17-2-81

Issue Approved

Date Approved 17/2/81

Permit No. 3048.

Date Issued

FOR OFFICE USE ONLY

Document Set ID: 640357
Version: 1, Version Date: 22/06/2010

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)

Value of Work	Permit Fee
Up to $50	$10
$51 - $100	$15
$101 - $200	$25
$201 - $300	$30
$301 - $400	$35
$401 - $500	$40
$501 - $600	$45
$601 - $700	$50
$701 - $800	$55
$801 - $900	$60
$901 - $1000	$65

$1001 and over, $5 extra for every $200 or part thereof in excess of $1000

IMPORTANT

INSPECTION & TESTING REQUIREMENTS

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 with a 1.5m head of water. 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, also to have available a stand pipe to apply the 1.5m head pressure.

This form of 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 cast 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.

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ROTORUA DISTRICT COUNCIL

BUILDING PERMIT

Owner: S. Romley

Builder:

Type of Work: Dwelling & Carport

BC

Valuation No. 6512/283

Permit No.: J035208

Appn. No.: 116596

Date: 26/11/80

INSPECTIONS

DATE	
27-11-80	Siting as per plan. 4x12 – Rods in footings on good bearing. around dwelling 3x12 – Rods around garage over 1.0 Footings also. Checked by Mr Rogers Engineer RDC
11-3-81	Re Lining inspection. Moisture content of framing complies. All lapped and taped building paper to be repaired. Hyde angle bracing to be nailed clear as per manufacturers spec. Steel bracing to be provided in lieu of dog leg bracing. Builders on site advised of above.
23-6-81	Brick layer yet to complete externals. although vents have been fitted. No weep holes are provided and Letter sent.
18-8-81	Weep holes not provided. Mr. Romley advised and well assumed complete action.

43 Robertson St Street Lot 76 DPS 16309 Section _____ Block _____

Document Set ID: 640356
Version: 1, Version Date: 22/06/2010

Ian Bryce Ltd

Document Set ID: 640356
Version: 1, Version Date: 22/06/2010

6512/283

23 June 1981

Mr S Rowley
43 Robertson Street
ROTORUA

Dear Sir

re: Permit No. J035208 - Dwelling & Carport
Lot 76 - D.P.S. 16309 - 43 Robertson St

It was noted on a site inspection of the above work carried out on 23 June 1981 that no weep holes have been allowed for in the bottom course of the summit stone veneer. Vents have been provided but as these are located in the second course of veneer they will not serve to allow possible moisture penetration of the veneer to escape at the correct level.

As the bricklayer has not completed his work, you as the nominated builder, are requested to ensure that the bricklayer completes this work on his return to the site.

A further site inspection will be made in due course.

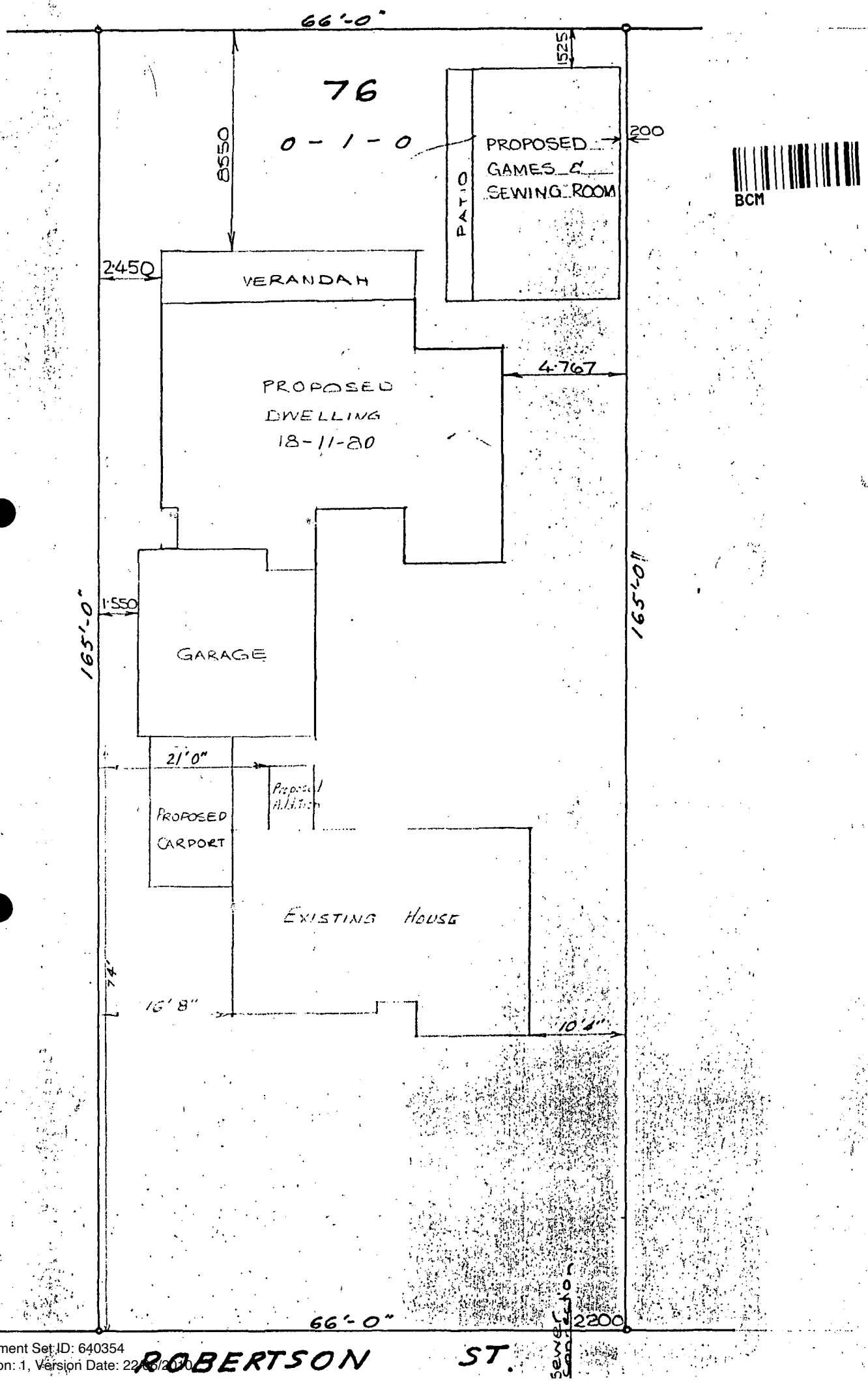
Yours faithfully
D J McArtney
SENIOR BUILDING INSPECTOR

per: E J Thompson
BUILDING INSPECTOR

Document Set ID: 640356
Version: 1, Version Date: 22/06/2010

D.P. 76505

Street No. scale 1/16" = 1ft.



Document Set ID: 640354
Version: 1, Version Date: 22/06/2020

6512/283

BCM

District Council B/L. Mr. S. Male.

19 4 79.

The Moisture Content of the External Walls is still to high as indicated by the blue. ⊗
I would recommend that the procedure outlined to Mr. Conn previously be carried out.

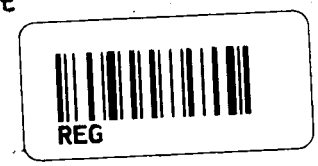
E J Thompson.

Document Set ID: 640353
Version: 1, Version Date: 22/06/2010

6512/283

16 December 1981

Mr S.T. Romley
43 Robertson Street
ROTORUA



Dear Sir

GEOTHERMAL WORKS - 43 ROBERTSON STREET

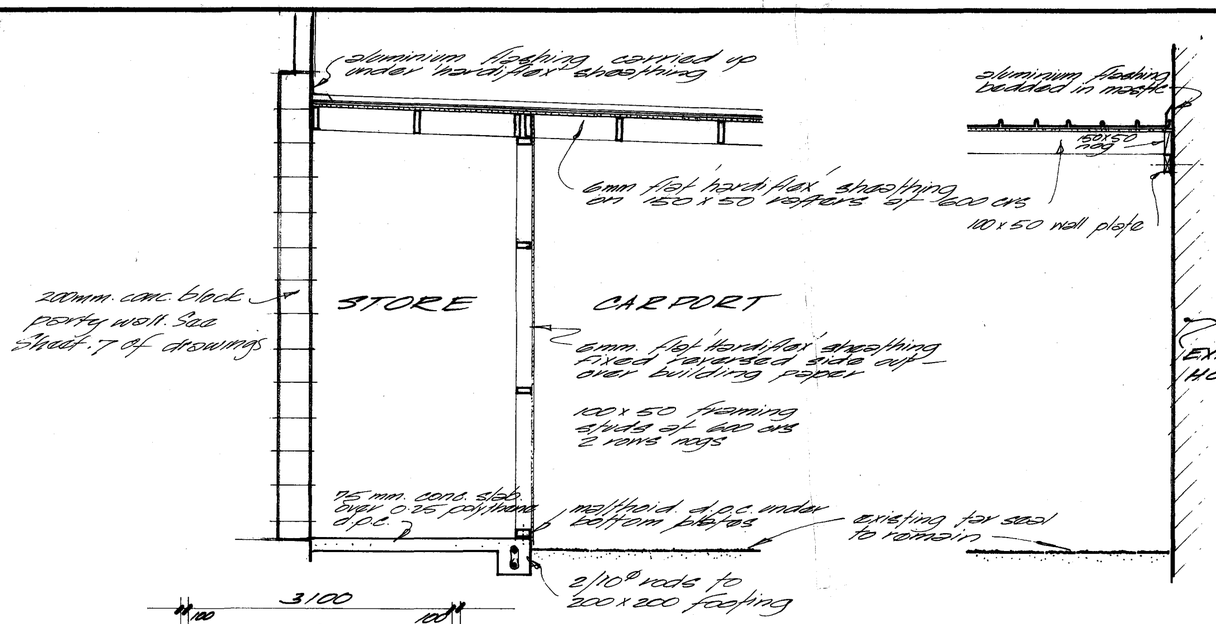
There appears to have been no Geothermal Works Permit taken out for the above works. Under the terms of the City of Rotorua Geothermal Energy Bylaw 1973 "no geothermal works of any description may be carried out without first obtaining a Geothermal Works Permit."

Please instruct your heating engineer, or the person responsible for installing the work, to contact me and uplift the necessary permit and then have the works inspected.

Yours faithfully
D.J. McArtney
ACTING DISTRICT INSPECTOR

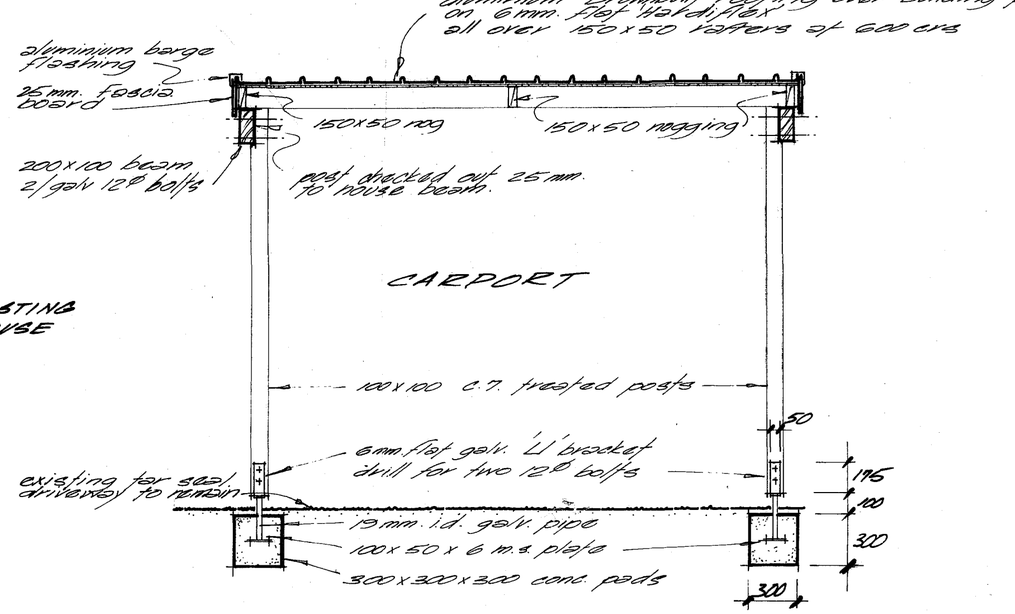
per: J.H. Smith
GEOTHERMAL INSPECTOR

Document Set ID: 640352
Version: 1, Version Date: 22/06/2010



SECTION . B.

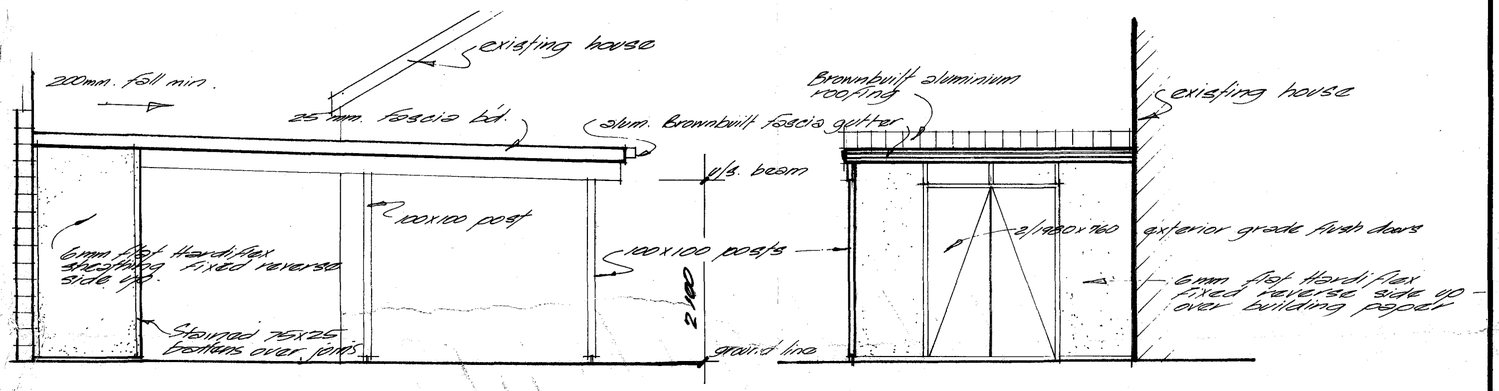
Scale : 1·25



CROSS SECTION . A.

Scale : 1·25

NOTE: CARPORT DOES NOT INTERFERE WITH REQUIRED WINDOWS TO EXISTING RESIDENCE



WEST ELEVATION

SOUTH ELEVATION

Scale : 1·50

Rec 18/11/80

PROPOSED CARPORT FOR MR.& MRS. T. ROMLEY AT LOT 76 D.P.S. 16309 ROBERTSON STREET

KEARNEY DESIGN
27 DEVON ST. ROTORUA PH. 89-601

DRAWN	CHECKED	SCALES 1·50 1·25	SHEET
TRACED	DATE		SERIES OF
			REF

27.11.80
BCP 5035208

Document Set ID: 604006
Version: 2, Version Date: 11/05/2010

PLANS APPROVED SUBJECT TO ALL RE
QUIREMENTS OF THE BUILDING BY-LAWS AND
HEALTH DEPT REGULATIONS NOW LEGALLY OBSERVED

Date 27.11.80 Permit Number 035208

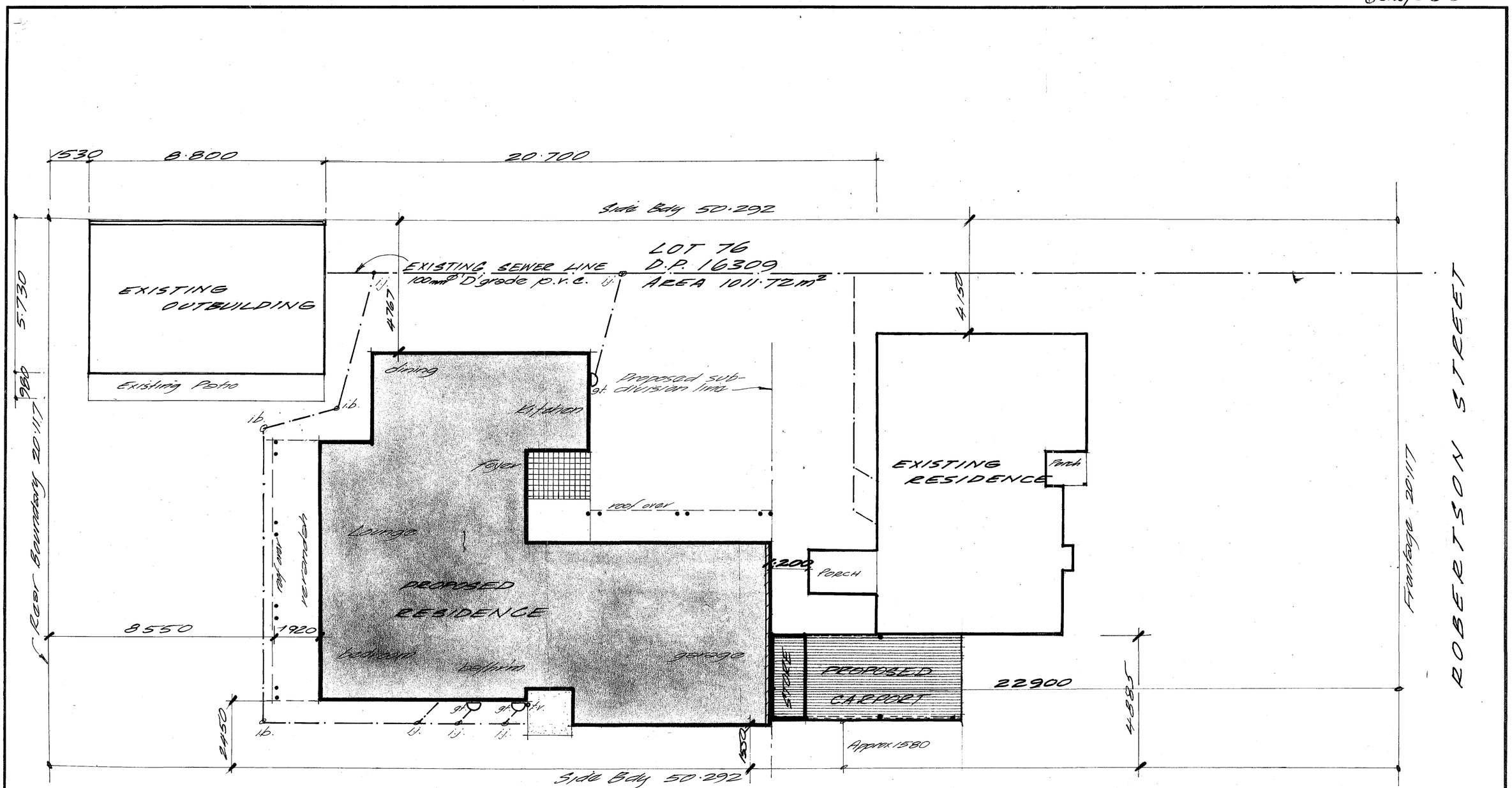
Inspector DMcAvoy (HA)

LABOUR DEPT. STAMP PERMITS

THIS PERMIT DOES NOT RELIEVE YOU OF
OBLIGATIONS UNDER SHOPS & OFFICES ACT,
FACTORY ACT AND CONSTRUCTION ACT.

Document Set ID: 604006
Version: 2, Version Date: 11/05/2010

6512/283



North

DRAINAGE & SITE PLAN

Scale 1:100

AREAS

Ground Floor Residence	= 109·88m²
Upper Floor Residence	= 89·86m²
Garage	= 47·04m²
Verandah & Porches.	= 29·70m²

Rec. 18/11/80.

H80/475

DRAINAGE & SITE PLAN	PROPOSED RESIDENCE for MR. & MRS. T. ROMLEY ROTORUA	by- KEARNEY DESIGN 27 Devon St. Rotorua	SHEET 1.
		DRAWN B.W. / CHECKED M.B.K. / SCALES 1:100	SERIES OF 7
		TRACED / DATE	REF

Document Set ID: 604006
Version: 2, Version Date: 11/05/2010

T. COMLEY.

Document Set ID: 604006
Version: 2, Version Date: 11/05/2010

CITY OF ROTORUA

BUILDING APPLICATION FORM

Received 9/5/67

Application No. 1548.

Plan No. .....

To THE CITY ENGINEER 4TH OF MAY 1967

I hereby apply for permission to erect, ~~repair, alter, add to, demolish, remove a building~~ at

No. 43 (House No.), ROBERTSON ST.

Street, for MR R. BRYCE (Owner), of 43, ROBERTSON ST. (Address)

according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in DUPLICATE. **(See reverse side).**

PARTICULARS OF LAND:

Val. Roll No. 661/435.
Description Checked
.....
..... Clerk

Lot No. 76

D.P. No. 16309 OF SEC. 28

Area .....

Frontage ..... links / feet

Depth ..... links / feet

PARTICULARS 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).
(State whether dwelling, shop, office, garage, etc.)

ERECT A 8" CONCRETE BOUNDARY
BLOCK WALL R. (FOR FUTURE CAR PORT)

Area of ground floor ..... sq. ft.

Area of Out Buildings ..... sq. ft.

Estimated Value ~~Building~~ £ 165 —

Sanitary, Plumbing and Drainage ..... £ .....

TOTAL ..... £ 165 —

Postal Address of

Owner (Signature) Rm Bryce

Builder BRYAN B. LUKER Phone No. 484-S

Builder (Signature) Bryan B. Luker

FOR OFFICE USE ONLY

Plans and Specifications checked and approved:—

..... Building Inspector

10-5-67 Date

Drainage Inspector

10-5-67 Date

..... Town Planning Officer

10-5-67 Date

Issue of Permit Approved

..... (City Engineer)

Date 10-5-67

	Appln. No.	Permit No.	Date	Fee	Value
Building	1548	A128676	10-5-67	£ 1 : 0 : 0	£165 —
Sanitary, Plumbing & Drainage				£ : :	
Sewer Connection				£ : :	
Stormwater Connection				£ : :	
Vehicular Crossing				£ : :	
Water Connection				£ : :	
House Number					

(See Scale of Fees on Back) TOTAL £ 1 : 0 : 0 Receipt No. 6312

RP 8765/1/65

Document Set ID: 6039983
Version: 1, Version Date: 11/05/2010

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work	Fees			Estimated Value of Work	Fees		
	£	s.	d.		£	s.	d.
Not exceeding £10	0	5	0	Over £5,000 and not exceeding £6,000	20	0	0
Over £10 and not exceeding £200	1	0	0	Over £6,000 and not exceeding £7,000	22	0	0
Over £100 and not exceeding £200	1	0	0	Over £7,000 and not exceeding £8,000	24	0	0
Over £200 and not exceeding £300	1	10	0	Over £8,000 and not exceeding £9,000	26	0	0
Over £300 and not exceeding £400	2	0	0	Over £9,000 and not exceeding £10,000	28	0	0
Over £400 and not exceeding £500	2	10	0	Over £10,000 and not exceeding £12,500	32	0	0
Over £500 and not exceeding £600	3	0	0	Over £12,500 and not exceeding £15,000	36	0	0
Over £600 and not exceeding £700	3	10	0	Over £15,000 and not exceeding £17,500	40	0	0
Over £700 and not exceeding £800	4	0	0	Over £17,500 and not exceeding £20,000	44	0	0
Over £800 and not exceeding £900	4	10	0	Over £20,000 and not exceeding £25,000	49	0	0
Over £900 and not exceeding £1,000	5	0	0	Over £25,000 and not exceeding £30,000	54	0	0
Over £1,000 and not exceeding £1,250	6	0	0	Over £30,000 and not exceeding £35,000	59	0	0
Over £1,250 and not exceeding £1,500	7	0	0	Over £35,000 and not exceeding £40,000	64	0	0
Over £1,500 and not exceeding £1,750	8	0	0	Over £40,000 and not exceeding £45,000	69	0	0
Over £1,750 and not exceeding £2,000	9	0	0	Over £45,000 and not exceeding £50,000	74	0	0
Over £2,000 and not exceeding £2,500	10	10	0	Over £50,000 and not exceeding £60,000	79	0	0
Over £2,500 and not exceeding £3,000	12	0	0	Over £60,000 and not exceeding £70,000	84	0	0
Over £3,000 and not exceeding £3,500	13	10	0	Over £70,000 and not exceeding £80,000	89	0	0
Over £3,500 and not exceeding £4,000	15	0	0	Over £80,000 and not exceeding £90,000	94	0	0
Over £4,000 and not exceeding £4,500	16	10	0	Over £90,000 and not exceeding £100,000	99	0	0
Over £4,500 and not exceeding £5,000	18	0	0	Exceeding £100,000	100	0	0

FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty	Fees		
For inspection required in the case of proposed structural alterations before plans are submitted for approval	0	10	0
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	0	5	0
For inspecting old timber before re-using the same in a new building	0	15	0
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	0	2	6

In any dispute the Engineer shall have the absolute determination of the value of such work.

PLANS & SPECIFICATIONS

All Builders should be conversant with the Building By-laws 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 to scale.

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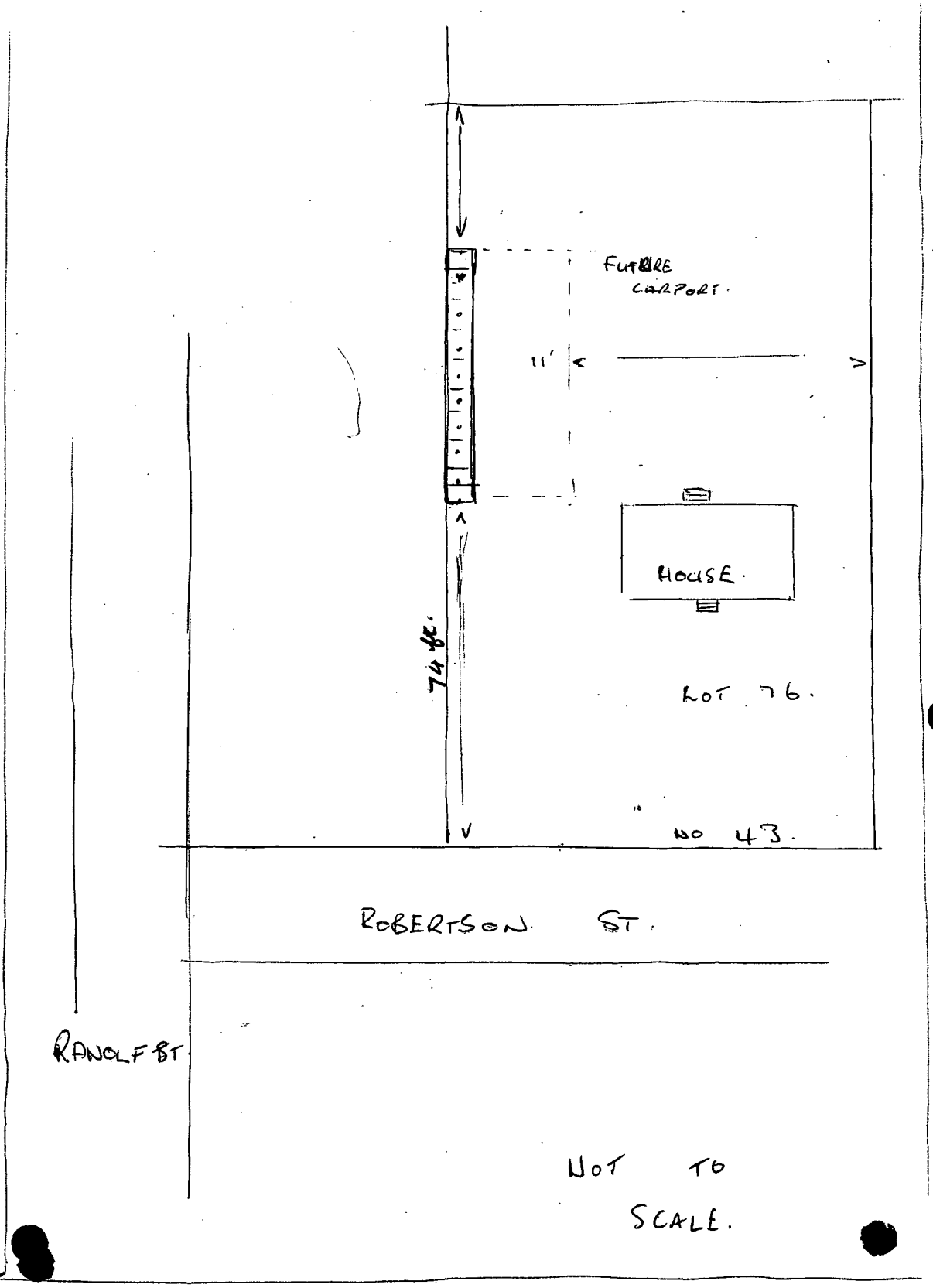
SITE PLAN



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Version: 1, Version Date: 11/05/2010

I, MR. IVAN FRANKE HERE BY AGREE TO THE ERECTION OF AN 8" CONCRETE BLOCK WALL (37'x 9') ON THE BOUNDARY OF SECTION No. 28 LOT 76 D.P. 16309

AT 43. ROBERTSON ST. ROTORUA.

(OWNER) MR R. BRYCE. R Bryce

MR. I. FRANKE. I Franke

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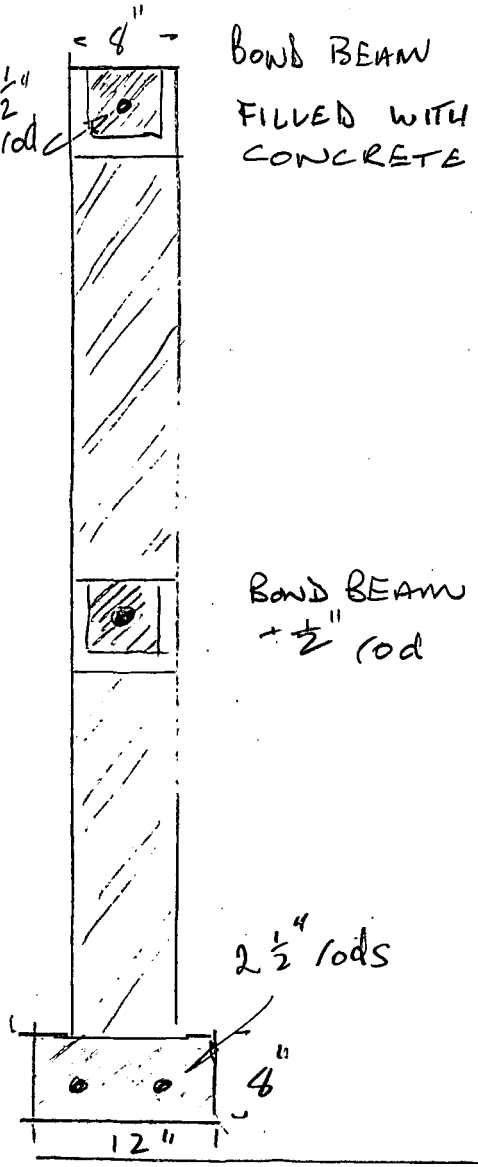
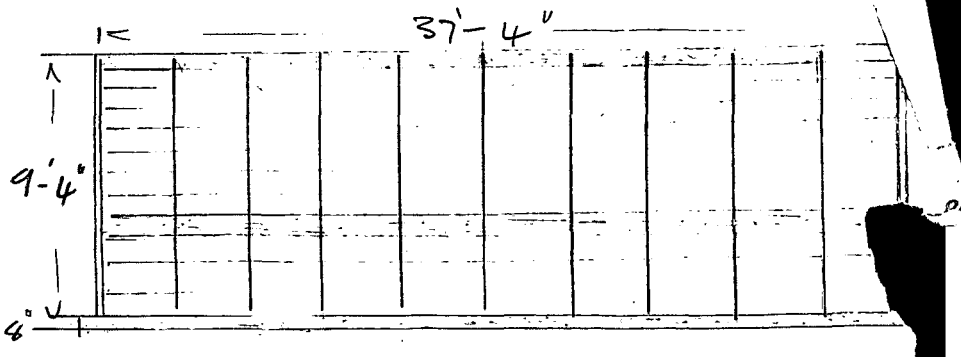


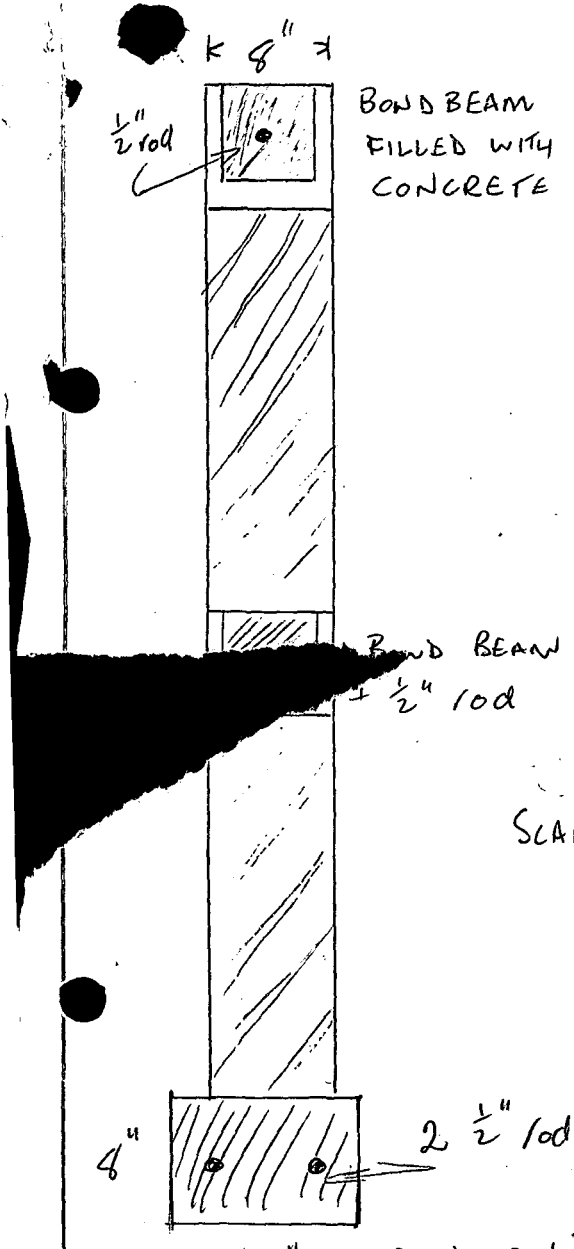


3/8" rods @ 40" centres + Block c
FILLED WITH CONCRETE.

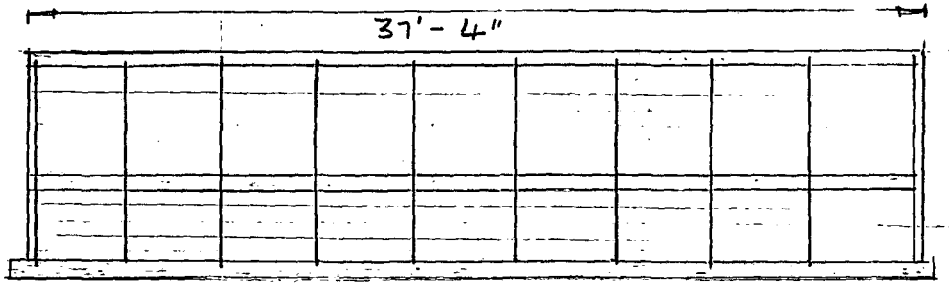
8" BLOCK WA
MR. R. BRY
43, ROBERT
ROTORU

COPY

Document Set ID: 603983
Version: 1, Version Date: 11/05/2010



SCALE 1" to 1'-0"



SIDE ELEVATION.

3/4" rods @ 40" centres. + Block cores filled with concrete

SCALE ½" to

8" Block wall for
MR. R. BRYCE. AT
43 ROBERTSON ST
ROTORUA.

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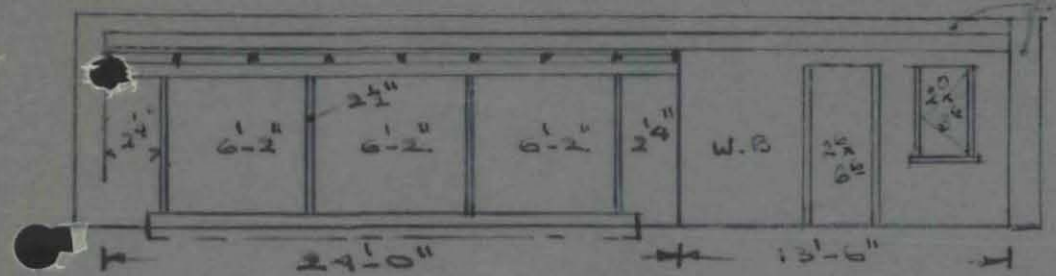
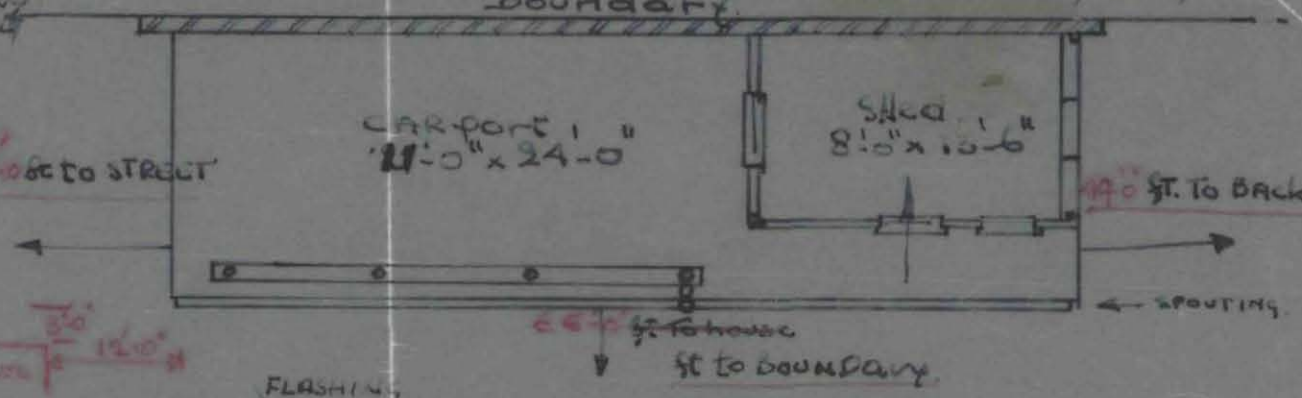
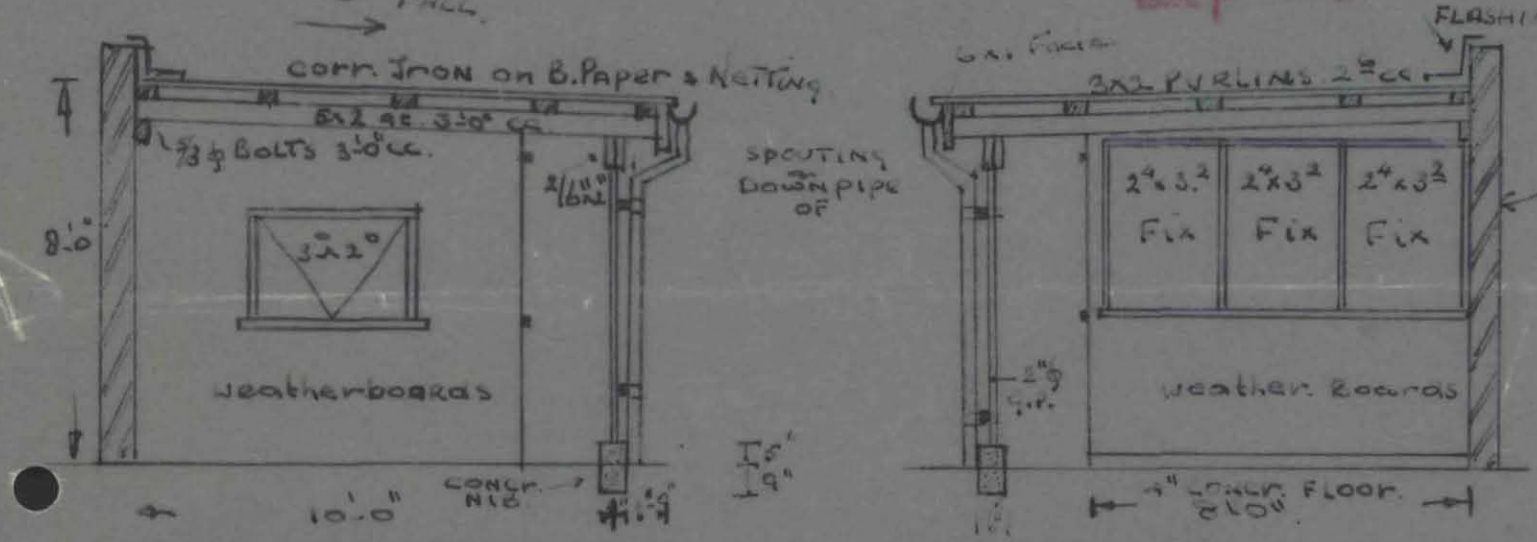
SIDE ELEVATION



EXCISTING BLOCK WALL ON OWNERS PROPERTY





4" Concr Floor in shed. and concr nib.
3"x2" DAS. Tr. Pine. SHED Framing.
All other. timber. To be Treated Pinus. and Dressed.
FLASHING Over Blocks & Roof.
Roofing Corr. Iron. on Wire & Building Paper.
Spouting & Downpipes. of.

Proposed CARPORT. & SHED for Mr. R.M. BRYCE
43 Robertson St. Blan. WARIS.

BACK ELEVATION

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ROTORUA DISTRICT COUNCIL

Received .....

BUILDING APPLICATION FORM

Application No. 116596

Date ..... 19...

TO THE ENGINEER

I hereby apply for permission to erect, repair, alter, extend, demolish, remove a building at No. 43 Robertson St (address) for

Mr/Mrs S.T. Rowley (owner) of 29 Tilsley St, Rotorua (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

Val. Roll No. 6512/283

Checked ..... clerk

Lot No. 76 Area .....

D.P. No. 16309 Frontage .....

Zoning — Depth .....

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.).

Dwelling & Carport,

Area of ground floor 156.92 m2

Gross floor area .....

Area of accessory buildings 18.81 m2

Estimated value

Building work $67,000

Plumbing & Drainage $2,000

Total $69,000

Owner ..... (Signature)

Builder's name Self (Please Print)

Signature .....

Address 29 Tilsley St, Rotorua

Phone No. 81635 H / 89309 Bus.

Address .....

Phone No. .....

FOR OFFICE USE ONLY

Application checked and approved by:

Building Inspector .....

Date .....

Town Planning Officer JRN

Date 19/11/80

Plumbing & Drainage Inspector Royb

Date 23-11-80

Structural Engineer .....

Date .....

Geothermal Inspector .....

Date .....

Health Inspector .....

Date 24/11/80

Dangerous Goods Inspector .....

Date .....

Water Inspector .....

Date .....

Fire Prevention Officer .....

Date .....

General Inspector KRS

Date 21/11/80

Issue of Permit Approved

..... Engineer

Date 24-11-80

Comments .....

BC

SUBJECT	APPLN. No.	PERMIT No.	DATE	VALUE	FEE
Building		035208		$ 67,000	$215-00
Plumbing & Drainage				$	$
Water Connection				$	$
Damage Deposit	Refunded Memo 3308, 9/7/84 KRS			$	$ 100-00
Vehicle Crossing	Existing,			$	$
Sewer Connection				$	$
Stormwater Discon.				$	$
Water Disconnection				$	$
Building Research Levy				$	$ 69-00
				TOTAL	$384-00

Eff.

(see scale of fees on back)

Receipt No. 29917

Date 26-11-80

Document Set ID: 603977
Version: 2, Version Date: 11/05/2010